



**CHESHIRE
LAMONT**

Number 3 The Winding House, Tarvin

Number 3 The Winding House, 71-77 High Street, Tarvin, CH3 8JA

Accessed off a private cobbled driveway this delightful three bedroom character cottage holds a secluded location within the centre of Tarvin village.

- Spacious Reception Hall, Well proportioned Living/Dining Room, Kitchen with breakfast bar, Utility Room, Cloakroom.
- Three Bedroom, Two Bath/Shower Rooms (One ensuite).
- Two allocated car parking spaces, nose to tail, (one covered).
- Attractive low maintenance courtyard garden.

Accommodation

A part glazed panelled front door opens to a generous **Reception Hall 4.1m x 2.8m** this includes a staircase rising to the first floor and Cloakroom fitted with a low level WC and wall mounted wash hand basin. The reception hall gives access to a generous living/dining room, kitchen with breakfast bar and utility room. The well proportioned **Living/Dining Room 6.0m x 4.4m** includes a reclaimed cast iron fireplace set upon a slate hearth along with a feature picture window to the rear incorporating a glazed door opening onto the attractive courtyard garden at the rear. The **Kitchen 2.9m x 2.7m** is extensively fitted with wall and floor cupboards including a pantry style cupboard complimented with hardwood timber work surfaces and a two person breakfast bar. Appliances include a Neff four burner gas hob with oven beneath and extractor above, integrated fridge and dishwasher. To the rear of the property there is a **Utility Room** with additional cupboards and a hardwood work surface with sink unit. There is plumbing for a washing machine and space for a condenser dryer as well as an additional free standing fridge freezer if desired.

To the first floor there are three bedrooms and two bath/shower rooms. **Bedroom One 4.3m x 2.7m** overlooks the garden and benefits from a spacious Ensuite Shower Room fitted with a quadrant shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. **Bedroom Two is a further generous double bedroom 4.8m x 3.1m**, **Bedroom Three 2.9m x 2.7m** also overlooks the courtyard garden. The **Family Bathroom** comprises a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.



Externally

The property benefits from two car parking spaces, nose to tail, one of which is covered by a car port. The property benefits from an attractive enclosed courtyard garden which is principally laid to Indian Stone paving for low maintenance purposes with a walled rear boundary and fenced boundaries to either side.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

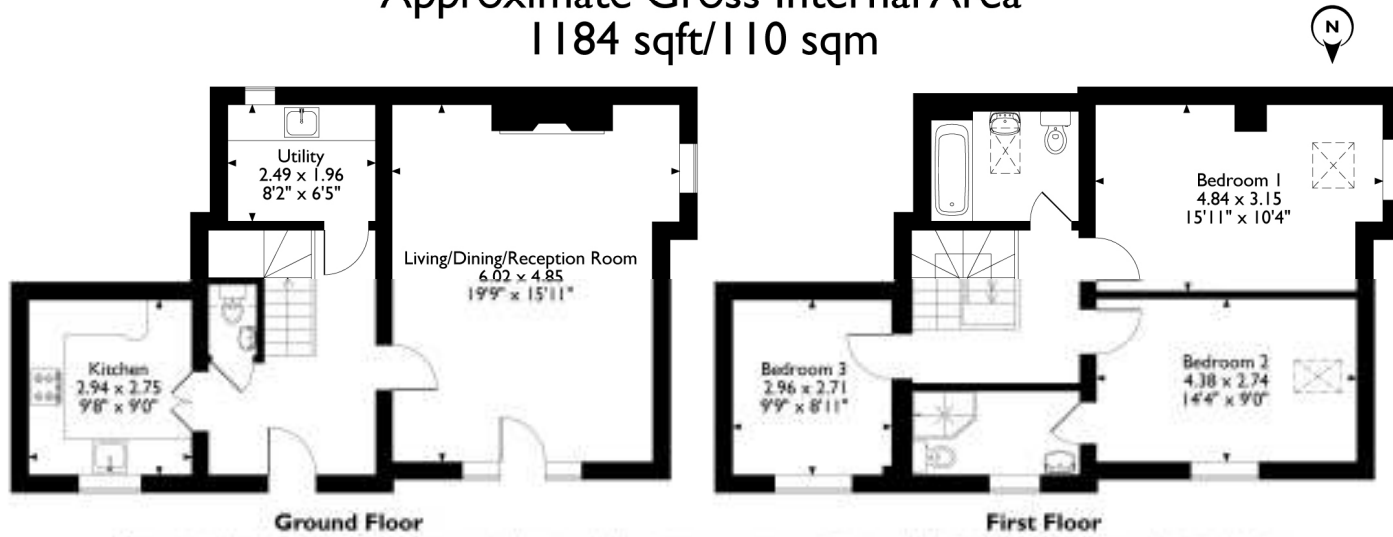
Strictly by appointment with Cheshire Lamson Tarporley 01829 730700.

Directions - Post Code - CH3 8JA

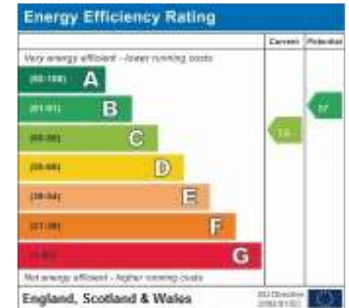
From the centre of Tarvin proceed down the High Street and immediately prior to reaching the Cornichon restaurant on the left hand side, turn left at the cobbled street into the development. Proceed to the top of the development and the access to the property will be found via a pathway in the top left corner of the car port.

What 3 words – animal.building.processes

Approximate Gross Internal Area 1184 sqft/110 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441