



LAMONT
COTTAGE

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LAMONT**

Burton Nr Tarporley

Laburnum Cottage, Burton, Nr. Tarporley CW6 0ER

This delightful three bedroom property has been sympathetically extended to provide well proportioned family accommodation along with three double bedrooms and a versatile additional reception room/occasional fourth bedroom. The property is set within attractive secluded cottage style gardens which includes a home office as well as small paddock with rustic timber framed open fronted four bay field shelter.

- Enclosed entrance Porch, Reception Hall, Living Room with log burner, versatile Sitting Room, Study or occasional 4th Bedroom, large open plan 'L' Shaped Kitchen Dining Family Room, Cloakroom, Utility.
- 3 Well proportioned Double Bedrooms, 2 Bath/Shower Rooms (One ensuite).
- Attractive secluded cottage style gardens including Home office, Small Paddock with rustic open fronted section.

Location

Burton is a rural hamlet situated between Tarporley and Tarvin. Attractive country walks can be enjoyed from the property. Burton is conveniently situated for Tarporley 3.5 miles and Tarvin 2.3 miles both provide shopping facilities for everyday purposes with Chester City Centre within 7.5 miles which offers the national supermarket chains and retailing outlets.

Accommodation

A glazed front door leads into the enclosed entrance porch finished with a stone floor and fitted bench seat, a solid timber front door subsequently opens to the **Reception Hall** with living room and versatile **second sitting room/study or occasional fourth bedroom off**. A wooden floor continues seamlessly through into the well proportioned **Living Room 5.9m x 4.5m** features include exposed ceiling timbers and an exposed brick inglenook style fireplace fitted with a log burning stove.. There are communicating doors with the kitchen dining/family room and versatile **Second Sitting Room/Study 4.6m X 3.2m** which is also finished with a wooden floor.

The extended 'L' shaped **Kitchen Dining Family Room 9m x 6.8m** maximum dimensions is the hub of the house with a particularly light and airy informal family sitting area benefitting from a 4m wide window incorporated glazed double doors opening onto an Indian stone patio and garden.



The family area comfortably accommodates an 'L' shaped sofa, two easy chairs and a coffee table, a wooden floor continues through into the dining area which has a matching crockery cupboard/dresser unit to the units in the well appointed kitchen, this is finished with granite work surfaces and also provides a three person breakfast bar. There is a four oven electric Aga in addition to a Miele fan assisted oven with four ring induction hob above. There is space for a dishwasher and larder fridge freezer, a black and red quarry tiled floor runs throughout the kitchen and continues through an archway into the **Rear Porch/Utility Room**, this provides a **Walk In Pantry Cupboard** as well as a **Cold Room/Wine Store** with built in 190 bottle wine rack, granite work surfaces and additional storage cupboards. The **Utility Room** provides additional wall and floor cupboards and a granite work surface to a Belfast style ceramic sink unit. There is space for a free standing larder freezer as well as space beneath the work surface for a washing machine. Off the family area within the kitchen there is a side entrance porch giving access to the gardens as well as a **Cloakroom** with low level WC and pedestal wash hand basin.

To the first floor a generous landing area finished with a wooden floor gives access to three double bedrooms and two well appointed bath/shower rooms (one ensuite). The **Master Bedroom Suite 9m x 3.6m** narrowing to **2.6m** provides a spacious bedroom area with large walk in wardrobe off and a well appointed **Ensuite Bathroom** beyond providing a roll topped bath with hand held shower facility, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail and a tiled floor. **Bedroom Two 4.4m x 3.8m** is a further large double bedroom overlooking the front of the property with feature 3.4m high pitched ceiling and exposed brick chimney breast which includes an original fire grate (non operational). **Bedroom Three 3.7m x 3.2m** also overlooks the front and is adjacent to the well appointed **Shower Room** this is fitted with a large shower facility with drencher shower, wash hand basin with storage cupboards beneath, low level WC, heated towel rail, part tiled walls and a tiled floor.

Externally

A splayed entrance with cattle grid leads onto a gravelled front driveway providing parking and turning space to the front of the property along with stocked borders. A five bar gate opens onto an extension of the drive to provide additional parking if necessary but also encloses the attractive cottage style gardens which are a further feature of the property and include a large 12m Indian stone paved sitting/entertaining area with the attractive cottage style gardens beyond incorporating pathways laid to sets which also access a second more intimate paved sitting area 5m x 3.3m edged with stocked borders.

There is also a fenced off vegetable garden with raised beds and greenhouse as well as a brick built outhouse which has been part converted to a **Home Office 2.6m x 2.7m** and benefits from electric light, power points, electric wall mounted heater and built in/fitted desk along with a 2.5m wide picture window overlooking the garden.



The balance of the outbuilding is utilised as a garden implement store. There is a further useful **Outside Store 4.2m x 1.3m** situated adjacent to the back door of the property. Beyond the gardens there is a small paddock ideal for chickens or a small pony. This has a timber framed open fronted structure on it providing four bays with a corrugated roof. It is rustic and offers the opportunity to replace with stabling if desired subject to consent from the relevant authorities if required. The paddock has a gateway which gives access to a service lane/track which the property owners benefit from a right of way over to get to the highway.

Services/Tenure

Mains water, electricity, septic tank drainage, LPG gas fired central heating. Freehold.

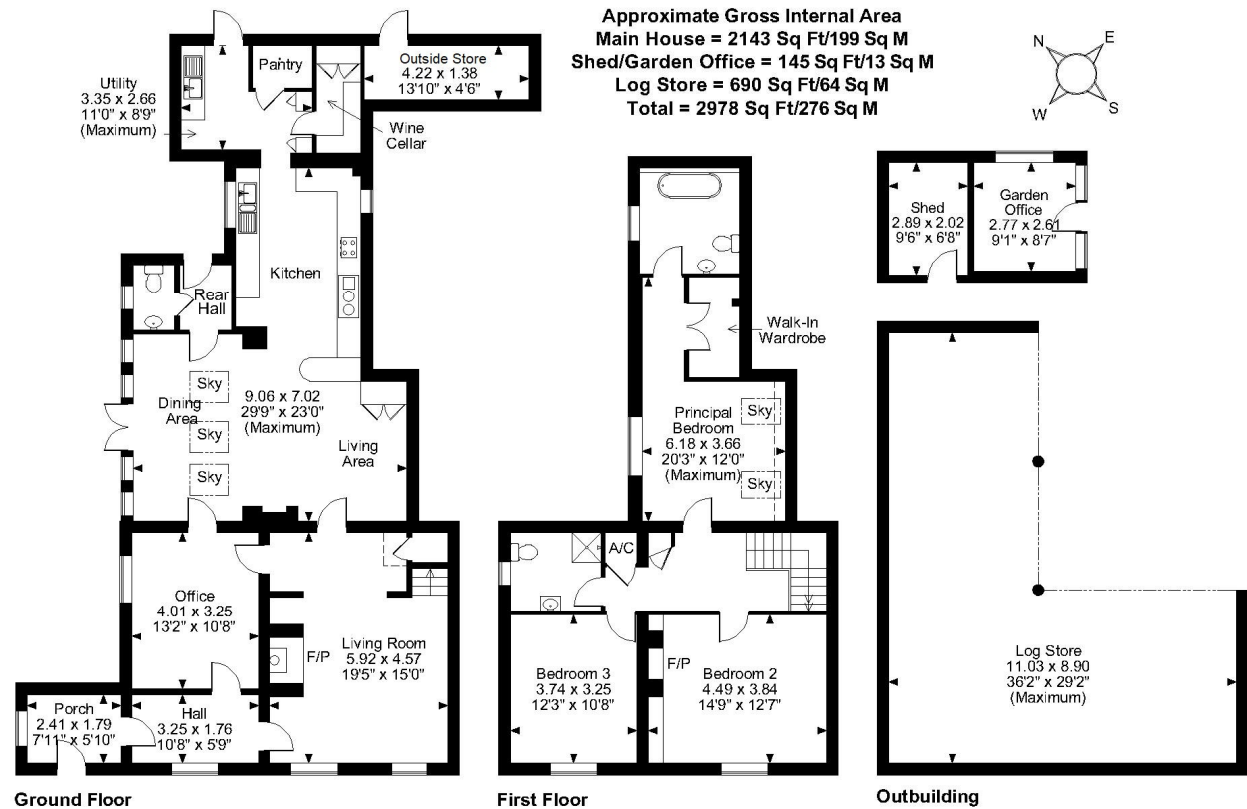
Viewing

By appointment with Cheshire Lamont Tarporley office.

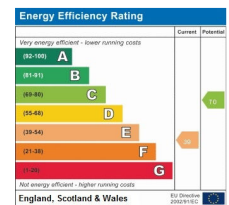
Directions

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From Tarporley head towards Chester on the A51 for 2.75 miles passing through Clotton and shortly after passing the Primary School at Duddon at the crossroads turn left into Duddon Hook Lane. Proceed for a further one third of a mile turning left into Burton Lane at the ‘T’ junction turn left and upon reaching Burton Village proceed through the ‘S’ bends along the short straight and opposite the farm Laburnum cottage will be found on the left hand side.



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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CH01 Ravensworth 01670 713330

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

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