



**CHESHIRE
LAMONT**

Bunbury, Nr Tarporley

Brynbank, Vicarage Lane, Bunbury, Nr. Tarporley, Cheshire, CW6 9PE

Centrally positioned within Bunbury village and benefiting from a good sized garden, this detached two bedroomed bungalow offers considerable scope for extension, modernisation and reconfiguration subject to consent from the relevant authorities.

- Reception Hall, 6.2m open plan Living/Dining Room finished with a woodblock floor, Kitchen, Large 6m x 2.7m conservatory
- Two Double Bedrooms, Bathroom
- Attic Store Room accessed via a pull down ladder
- Cottage style gardens principally laid to lawn, Detached Garage

Location

The property is situated in the centre of Bunbury village and within walking distance of the village amenities and facilities which includes a mini supermarket, village coffee shop and three pubs/restaurants. There is a primary school in the village and leading secondary schools in Tarporley, together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills.

Accommodation

A canopied storm porch sits above a double glazed front door this opens to the Reception Hall which gives access to the 6.2m open plan Living/Dining Room, Kitchen, two Double Bedrooms and Bathroom. The **Living/Dining Room 6.2m x 3.7m** was originally two rooms, a traditional herringbone pattern woodblock floor runs throughout, within the living area there is a central fireplace with open grate and timber mantel, a box bay window overlooks the front garden. The Dining Area comfortably accommodates an 8 person dining table and has a picture window overlooking the side garden.

The **Kitchen 3.8m x 3.0m** is fitted with wall and floor cupboards and a work surface incorporating a stainless steel sink unit and drainer, there is space for a free standing cooker, undercounter fridge and freezer as well as plumbing for a dishwasher. Off the kitchen there is a **Conservatory 6m x 2.7m** this is finished with a tiled floor and gives access to the gardens.



Bedroom One 3.6m x 3.3m benefits from a built in double wardrobe, and woodblock flooring. **Bedroom Two 3.7m x 3.2m** also benefits from a woodblock floor, has built in wardrobes running the width of one wall and a box bay window overlooking the front. The **Bathroom** is fitted with a panelled bath, wash hand basin and low level WC.

Externally

A driveway provides parking and also gives access to a detached single garage. The gardens are principally laid to lawn and extend to the front and both sides of the property. A former vegetable garden area with greenhouse and two timber framed garden sheds along with the detached Single Garage are situated to the rear.

Services/Tenure

Mains water, electricity and drainage. Oil fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

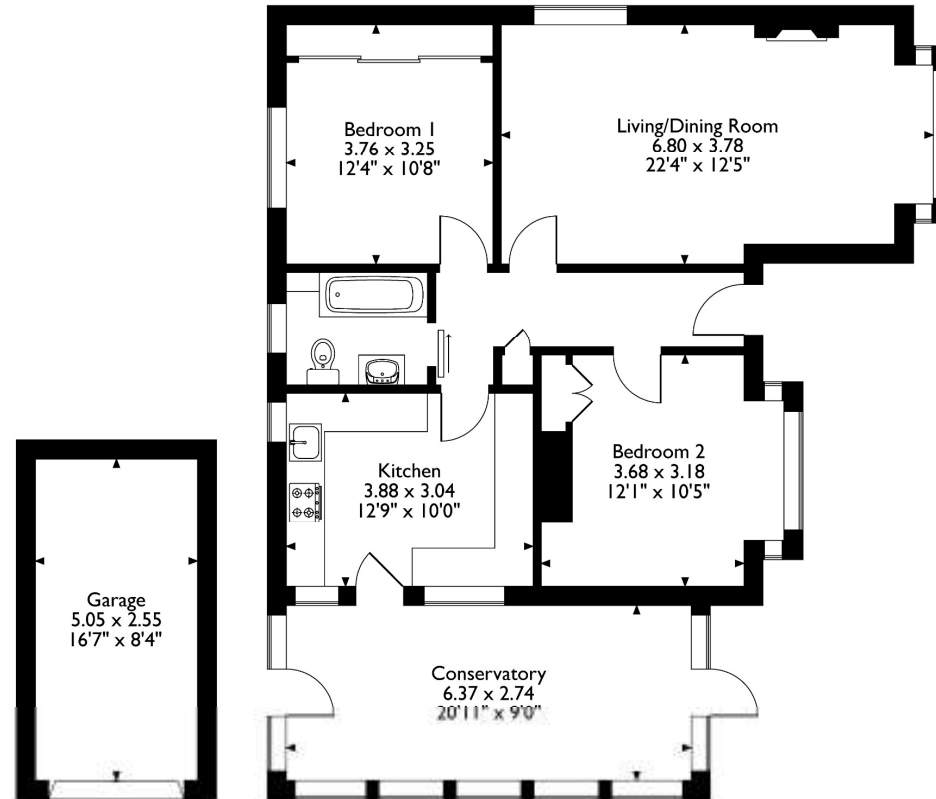
Directions

What3words : fortunate.snipped.kiosk

The property is situated centrally within Bunbury village just down from the Co-Op opposite the Nags Head Pub.



Approximate Gross Internal Area
 Main House = 1012 sqft/94 sqm
 Garage = 140 sqft/13 sqm
 Total = 1152 sqft/107 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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