



Tarporley

CHESHIRE
LAMONT

6 Park Road

Tarporley, CW6 0AN

Conveniently situated within the centre of Tarporley village this deceptively spacious property offers well proportioned living accommodation and three double bedrooms along with a secluded walled south facing rear garden.

- Spacious Reception Hall, Living Room with inglenook style fireplace and double doors to garden, well proportioned Dining Room, Kitchen Breakfast Room with gas fired Aga, Utility Room
- Large 6.6m x 3.9m Master Bedroom Suite with Ensuite Shower Room and built in wardrobes, two further double Bedrooms both with built in wardrobes, Family Bathroom
- Covered Parking area giving access to large Single Garage, enclosed south facing and secluded walled gardens to the rear.

Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A panelled front door opens to the **Reception Hall 3.9m x 2.3m** this has pitch pine detail staircase rising to the first floor with storage cupboard beneath, off the Reception Hall there is a well proportioned Living Room, Spacious Dining Room and steps which lead down to the Kitchen Breakfast Room. The **Living Room 5.1m x 3.9m** has a central inglenook fireplace fitted with a log burning stove set upon a tiled hearth with pitch pine mantel above, a set of glazed double doors open to the enclosed south facing rear garden. The **Dining Room 3.9m x 3.2m** is a further well proportioned reception room and can comfortably accommodate an 8/10 person dining table and has a window overlooking the front.



The large 'L' shaped **Kitchen Breakfast Room 6.7m x 4.2m** has a feature 2.7m (8'10") ceiling height. The kitchen is extensively fitted with wall and floor cupboards along with a work surface incorporating a double sink unit and two burner gas hob, appliances include a two oven gas fired Aga, microwave, dishwasher and larder fridge. The dining area comfortably accommodates a 6/8 person everyday dining/breakfast table. Off the kitchen there is a **Rear Porch/Utility Room** fitted with additional wall and floor cupboards, Belfast style ceramic sink unit and space for washing machine and tumble dryer, a rear door gives access to the gardens.

To the first floor there are three double bedrooms and two bath/shower rooms. The large **Master Bedroom 6.6m x 3.9m** overlooks the rear garden and includes built in wardrobes and a spacious **Ensuite Shower Room**. **Bedroom Two 3.9m x 3.2m** and **Bedroom Three 3.6m x 2.3m** both benefit from built in wardrobes. The **Family Bathroom** is fitted with a panelled bath, pedestal wash hand basin and low level WC.

Externally

A splayed entrance with a set of double gates opens onto the driveway which provides a covered parking area 5.3m x 3.5m to the front of the large **Single Garage 5.1m x 3.5m**. The front garden is enclosed and has a dwarf wall with railings above. The front garden is laid to block setts and gravel for low maintenance purposes. A porch sits above the kitchen door. The walled south facing rear garden can be accessed via either the utility room, living room or garage, this is secluded, enclosed and includes a paved sitting area with steps leading up to a decked entertaining area beyond. There are sandstone retaining walls and well stocked borders as well as a timber framed garden shed.

Services

Mains water, electricity, gas and drainage. Freehold.

Viewing

By appointment with Cheshire Lamont Tarporley office.

Directions

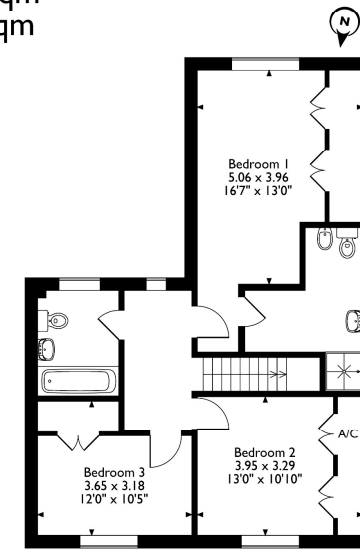
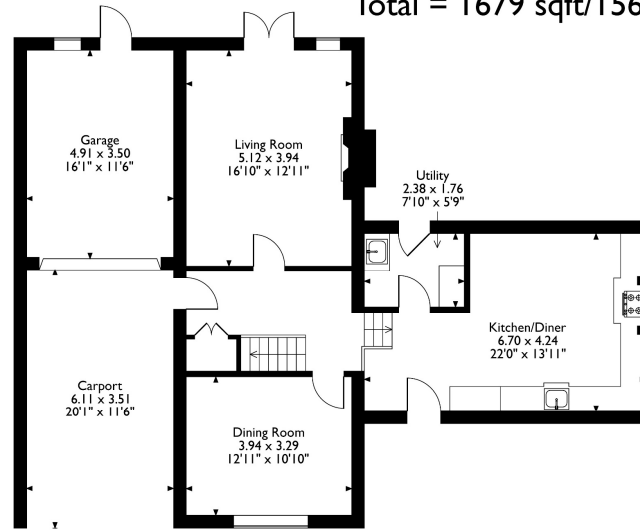
What3words: [filed.outcasts.tomorrow](https://www.what3words.com/)

From the Agents office proceed down the High Street for approximately 50m turning left immediately after the pelican crossing into park road and the property will be observed after a further 25m on the right hand side.





Approximate Gross Internal Area
 Main House = 1496 sqft/139 sqm
 Garage = 183 sqft/17 sqm
 Total = 1679 sqft/156 sqm



Ground Floor

First Floor

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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