



Peckforton, Nr Tarporley





# Ivy Cottage, Stone House Lane, Peckforton, Nr. Tarporley, CW6 9TN

Requiring comprehensive refurbishment and with scope to extend this detached 4 bedroom property is situated between the Castles of Beeston and Peckforton and sits in a two third of an acre plot with a versatile brick built outbuilding.

- 3 Reception Rooms, 4 Bedrooms.
- Scope to extend subject to consent from the relevant authorities.
- Situated within approximately two third of an acre, brick built versatile outbuilding.

## Location

Located in Peckforton the property enjoys spectacular views and is within a short walk of the Peckforton Hills and sandstone trail. The thriving villages of Tarporley (5 miles), Bunbury (3 miles) and Malpas (6 miles) all offer comprehensive shopping facilities for everyday purposes with the added benefit of highly sought Primary and High Schools available within the area. Chester 13.5 miles Nantwich 9.5 miles Whitchurch 11 miles Crewe Station 14 miles.

## Accommodation

A panelled front door opens to the **Reception Hall** this is finished with a black and white patterned tiled floor, a staircase rises to the first floor. Off the Reception Hall there is a Living Room, Sitting Room and Dining Room as well as a Cellar. Both the front **Living Room 4.1m x 4.1m** and **Sitting Room 4.0m x 3.4m** have windows to the front elevation and fireplaces (albeit it cannot be confirmed if these are operational). The **Dining Room 4.5m x 3.9m** overlooks the side garden and gives access to the **Morning Room/Kitchen and Scullery area 4.7m x 4.2m overall**. Off the **Dining Room** there is a **Rear/Side Entrance Porch** which in turn gives access to a **Cloakroom** with WC and wash hand basin.



To the First Floor there are four bedrooms and a Bathroom. **Bedroom One 4.1m x 4.1m** has the original exposed 9" wide floor boarding and feature exposed inglenook exposed brick chimney breast as well as exposed original oak framed timber work. **Bedroom Two 4.1m x 3.5m** also has the original exposed oak framed timber work. **Bedroom Three 3.9m x 3.1m** overlooks the side garden as does **Bedroom Four 3.7m x 2.1m**. The **Bathroom 4.6m x 1.9m** is situated to the rear of the property.

#### Externally

There is a driveway to the side of the property which gives access to a dilapidated **timber framed structure 3.2m x 5.4m** with a further dilapidated **timber framed building beyond 6.0m x 3.5m**. The property sits in a generous plot extending to approximately two thirds of an acre which includes an area of paddock with separate road access and includes a **single storey outhouse 6.0m x 3.0m**.

#### Services/Tenure

Mains water, electricity, LPG gas fired central heating. Drainage believed to be via septic tank which may not be compliant to 2020 Regulations. Freehold.

#### Agents Note

No appliances or central heating have been tested.

#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

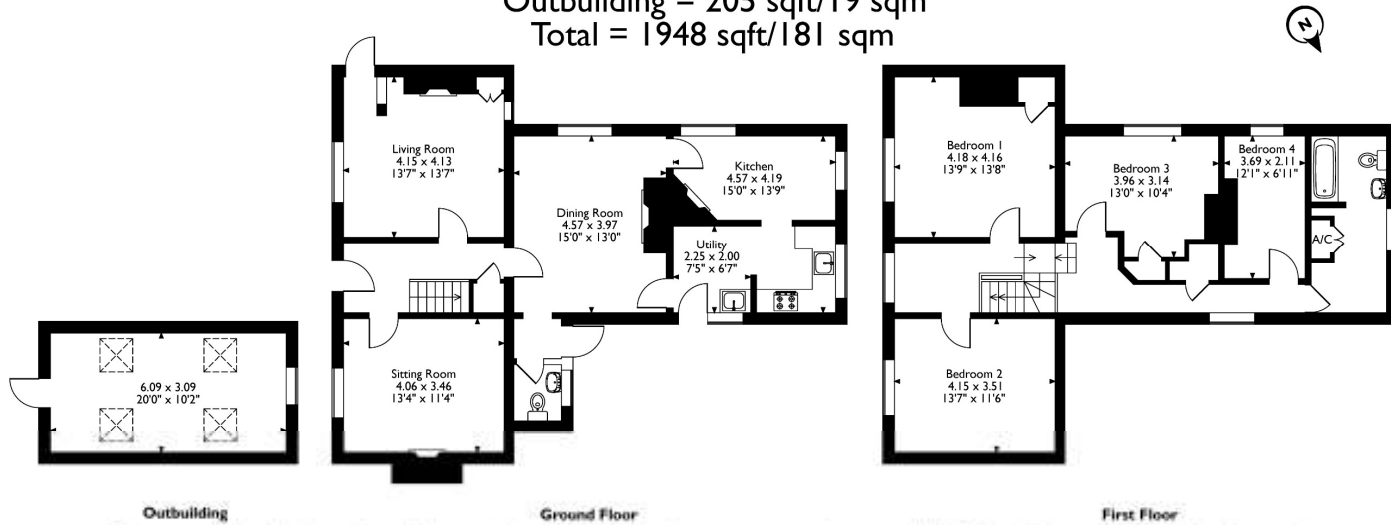
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From the Agents Tarporley office proceed down the High Street towards the by-pass turning left at the 'T' junction towards Nantwich and then at the traffic lights turn right onto the A49 towards Whitchurch. Remain on the A49 passing through the villages of Beeston and Bunbury Heath. Upon entering Spurstow turn right at the crossroads into Peckforton Hall Lane. Continue for approximately  $\frac{3}{4}$  of a mile and at the junction turn right onto Stone House Lane. Follow the lane passing the entrance to Peckforton Castle whereupon the property will be found shortly after on the left hand side.

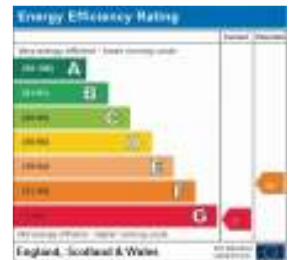




Approximate Gross Internal Area  
 Main House = 1743 sqft/162 sqm  
 Outbuilding = 205 sqft/19 sqm  
 Total = 1948 sqft/181 sqm



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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