





This substantial Detached Five Bedroom Family Home is conveniently situated within delightful countryside between Tarporley village and Nantwich town centre. The property is set in generous gardens with small pony paddock to the rear. Additional land is available by separate negotiation.

- Dining Hall with Atrium Style roof, Living Room, Versatile Formal Dining Room, Sitting / Family Room, Playroom, Kitchen Breakfast Room, Hobby Room / Study, Utility, Cloakroom.
- Five generous Double Bedrooms, Family Bathroom, Separate Shower Room.
- Large Detached Double Garage with boarded loft space, Large Gardens, Pony Paddock.
- Additional land available subject to separate negotiation.

Location

The property is situated in the hamlet of Wettenhall which is conveniently situated between Tarporley village and Nantwich town. Nantwich is a charming and historic market town providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants and highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Alternatively, the bustling village of Tarporley is just 5 miles and offers a wide range of facilities for everyday purposes.

Accommodation

A part glazed panel front door opens to a **Versatile Dining Hall 5.8m x 3.1m** with feature atrium style glazed roof and **Cloakroom** off fitted with a low level WC and wash hand basin. The **Inner Hallway** has a staircase (one of two) rising to the first floor and two Reception Rooms to either side. The **Living Room 4.8m x 4.1m** is fitted with a feature fireplace with cast iron surround, exposed beamed ceiling and a window overlooking the front garden. The adjacent **Formal Dining Room 4.8m x 3.7m** also overlooks the front garden. To the side of the property there is a large **Everyday Family Room 5.9m x 3.8m**



Features include leaded light internal window looking into the Dining Hall, an exposed beamed ceiling, exposed wood flooring and a large inglenook style fireplace fitted with a log burning stove. The **Kitchen Breakfast Room 5.5m x 5.6m** includes a walk in Pantry Cupboard, the Kitchen is fitted with an extensive range of wall and floor cupboards complemented with granite work surfaces and peninsular unit creating a four person breakfast bar. Appliances include a range cooker with double oven and a seven ring ceramic hob, American style fridge freezer, dishwasher, microwave and a drinks fridge. The Kitchen has a communicating archway with the Dining Hall and a doorway leading to a **Fourth Reception Room/Playroom 6.7m x 3.8m** dimensions include a secondary staircase rising to the first floor. The Playroom has a central fireplace and exposed beamed ceiling with a **Utility Room off 3.0m x 2.7m**. There is also a **Versatile Hobby Room/Workshop 4.4m x 3.7m** which overlooks the original courtyard and has been utilised as a Study in the past. A spiral staircase from the hobby room leads to two attic rooms.

To the first floor there are Five generic Double Bedrooms and Two Bath/Shower Rooms. **Bedroom One 5.7m x 3.8m** overlooks the gardens and benefits from fitted wardrobes. **Bedroom Two 4.8m x 4.5m** has an original feature cast iron fireplace and overlooks the front garden as does **Bedroom Three 4.4m x 3.2m**. **Bedroom Four 4.5m x 3.8m** and **Bedroom Five 4.5m x 2.8m** both overlook the original farm courtyard to the side. The **large Family Bathroom 4.6m x 3.0m** is fitted with a cast iron roll top bath, large quadrant shower enclosure, wash hand basin with storage cupboards and a low level WC. The adjacent **Shower Room** is fitted with a large shower facility, low level WC, wash hand basin with storage cupboard beneath, heated towel rail.







Externally

The property is accessed via double gates which open onto a wide gravelled driveway edged with lawn to either side, this leads to the rear of the property where there is a large parking/turning area and an open fronted **Double Garage 6.0m x 5.6m** with storage and **Boiler Room off 6.0m x 2.3m** which accommodates a Bio-mass boiler system. Part of the roof space in the garage has been boarded 6.0m x 3.6m. The secluded gardens are principally laid to lawn, include a Summer House and paved Sitting/Entertaining Area with fish pond water feature. The driveway at the rear giving access to a small paddock which in turn could give access to additional land should prospective purchasers require it (subject to separate negotiation).

Directions

Proceed down Tarporley High Street towards Nantwich. At the traffic lights turn left onto A49, continuing over the next set of traffic lights onto the A51 towards Nantwich. Stay on this road and after approximately 5.4 miles, turn left onto Long Lane. Follow Long Lane for approximately 3 miles and at the T-junction turn right onto Winsford Road, and the property will be found on the left hand side opposite the 'Little Man' pub.

Services (Not tested)/Tenure

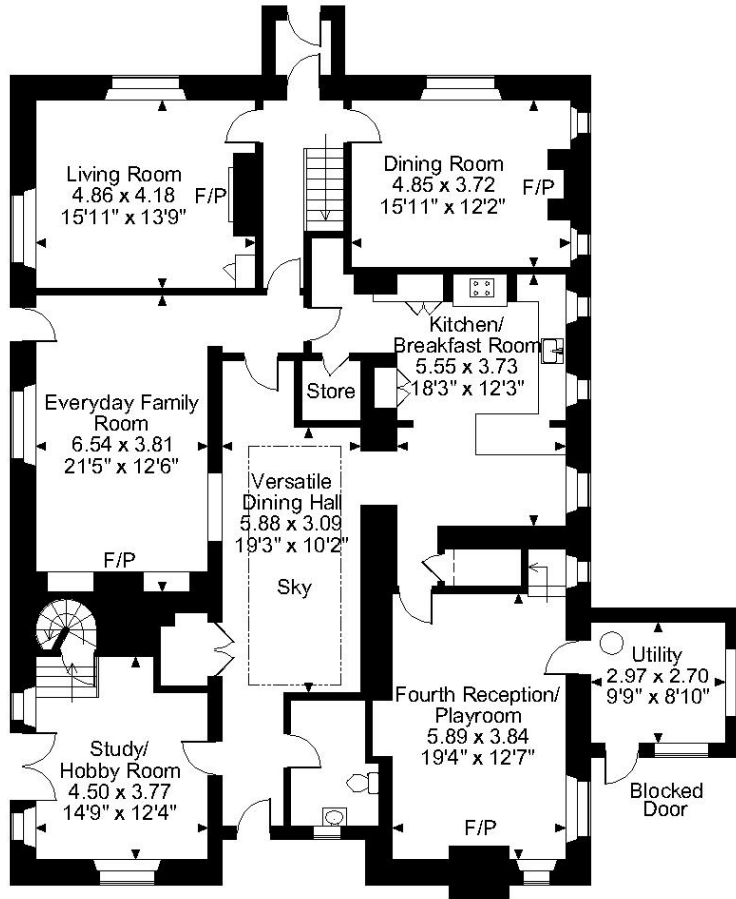
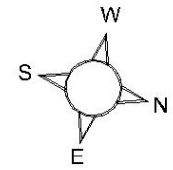
Mains Water, Electricity, Bio Mass Boiler System, Shared Private Drainage with Brooklands Barns/Freehold.

Viewings

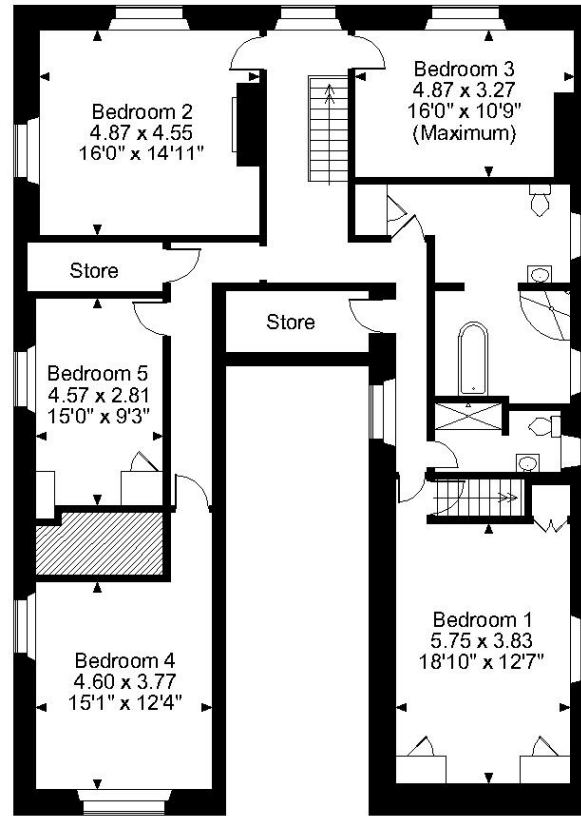
Strictly by appointment with Cheshire Lamont Tarporley.



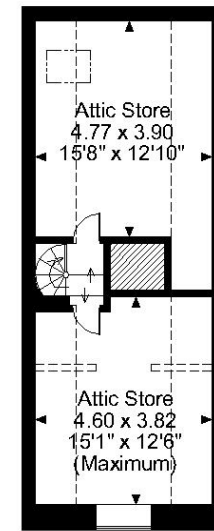
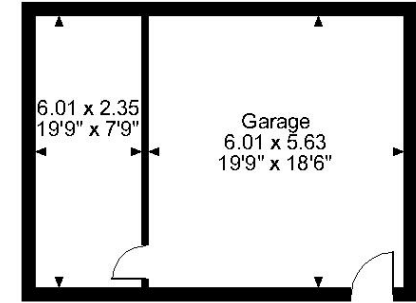
Approximate Gross Internal Area
 Main House = 4149 Sq Ft/385 Sq M
 Garage Building = 707 Sq Ft/66 Sq M
 Garden Room = 62 Sq Ft/6 Sq M



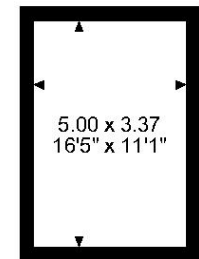
Ground Floor



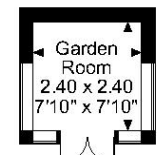
First Floor



Second Floor



Floor Above Garage



Garden Room

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

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

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