



**CHESHIRE
LAMONT**

Walkers Lane, Tarporley

15 Walkers Lane,

Tarporley, Cheshire,
CW6 0BX

Conveniently situated within ½ mile of Tarporley High Street, this well presented and proportioned extended detached three bedroom dormer bungalow, is set within attractive gardens with views over open countryside to the front.

- Situated within 1/2 mile of Tarporley High Street
- Spacious Reception Hall, Living Room, extended 7.6m/24.9ft open plan Dining/Family Room, Kitchen/Breakfast Room, Utility, Cloakroom
- Two ground floor Double Bedrooms, recently fitted 2025 “Pebbles” Shower Room
- First floor Master Bedroom Suite with Dressing Room and large ensuite Shower Room
- Attractive gardens to both front and rear, single Garage
- Views over open countryside to the front

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, Post Office, fashion boutiques, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High Schools and many other outstanding educational establishments, in both the state and the private sector, being located in the surrounding area. 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

An enclosed entrance porch gives access to a spacious and welcoming **Reception Hall 6.1m x 2.4m**, this has a **Cloakroom** off and an oak staircase rising to the first floor Master Bedroom Suite. The well-proportioned **Living Room 6.1m x 4.2m** provides attractive views over the front garden and fields beyond via a large 3m wide picture window, a central stone fireplace with slate hearth and mantel is fitted with a living flame coal effect gas fire. The **Dining Room** benefits from an open plan Garden Room extension creating a **7.6m** reception room overall. The **Dining Area 4.3m x 3.9m** comfortably accommodates a 10/12 person dining table, and is finished with an engineered wooden floor which runs seamlessly through into the open plan **Garden Room beyond 3.4m x 3.3m**, this offers attractive views over the rear garden via glazed double doors which open onto a patio, a vaulted ceiling is fitted with two velux roof lights.



The well-appointed **Kitchen/Breakfast Room 3.9m x 3.2m** offers attractive views over the front garden and beyond via 2.3 m wide picture window. The Kitchen is extensively fitted with wall and floor cupboards including a tallboy pantry cupboard, the cupboards are complimented with granite work surfaces. Appliances include a four-burner gas hob with extractor above, integrated double oven with warming drawer, integrated fridge freezer and dishwasher. Within the Kitchen there is space for a breakfast table beneath the picture window. Adjacent to the Kitchen there is a **Utility Room** fitted with wall and floor cupboards along with being plumbed for a washing machine. The side **Entrance Porch** gives access to the garden and there this is where the current vendors keep an additional freestanding fridge. The property provides three Double Bedrooms, two on the ground floor along with a well-appointed Shower Room (refitted in 2025) with a large Master Suite within the converted roof space providing bedroom, dressing room and shower room.

Bedroom Two 3.6m x 3.2m overlooks the rear garden and benefits from built-in shelving. **Bedroom Three 3.6m x 3.3m** also overlooks the rear garden. The **Shower Room** was refitted by local firm "Pebbles" and includes a large shower facility with fixed shower screen and drench showerhead, there is a wall mounted wash handbasin with drawer units beneath, large toiletry cupboard, low level WC and heated towel rail

First Floor

The **Master Bedroom 3.6m x 4.4m** offers attractive elevated views to the front along with under eaves storage, the adjacent **Dressing Room 3.9m x 3m** has further under eaves storage which the current vendor utilises as a wardrobe. Beyond the Dressing Room, there is a large **Shower Room 5.4m x 2.4m**, this is fitted with a large shower enclosure, pedestal wash handbasin, low level WC, bidet and heated towel rail.

Externally

A driveway laid to herringbone brickett sets provides parking to the front of a **Single Garage 5.4m x 2.7m**. The gardens are a further attractive feature of the property having been well-maintained and stocked. The front garden offers attractive views and is principally laid to lawn, this is edged with mature well stocked borders. Access can be taken along the side of the property to the enclosed rear garden which again is principally laid to lawn and includes an Indian stone laid patio and well stocked raised borders retained with sleepers. There is also a brick-built **Outhouse/Garden Implement Store**.

Services/Tenure

Gas central heating, mains water and drainage. Freehold.

Viewing

Through Cheshire Lamont's Tarporley Office.

Directions

What3words: [alright.frail.gathering](https://www.what3words.com/)

From Tarporley, proceed down the High Street to the petrol filling station turning left into Eaton Road. Proceed along Eaton Road past the High School turning right into Bowmere Road. Proceed along Bowmere Road turning left into Walkers Lane and the property will be found three quarters of the way along Walkers Lane on the left-hand side.

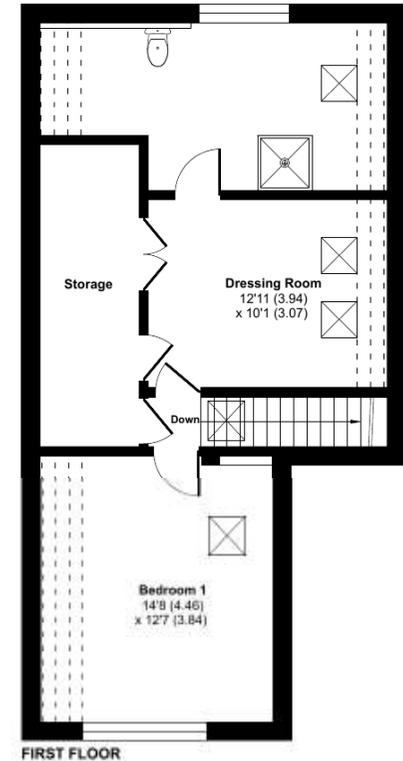
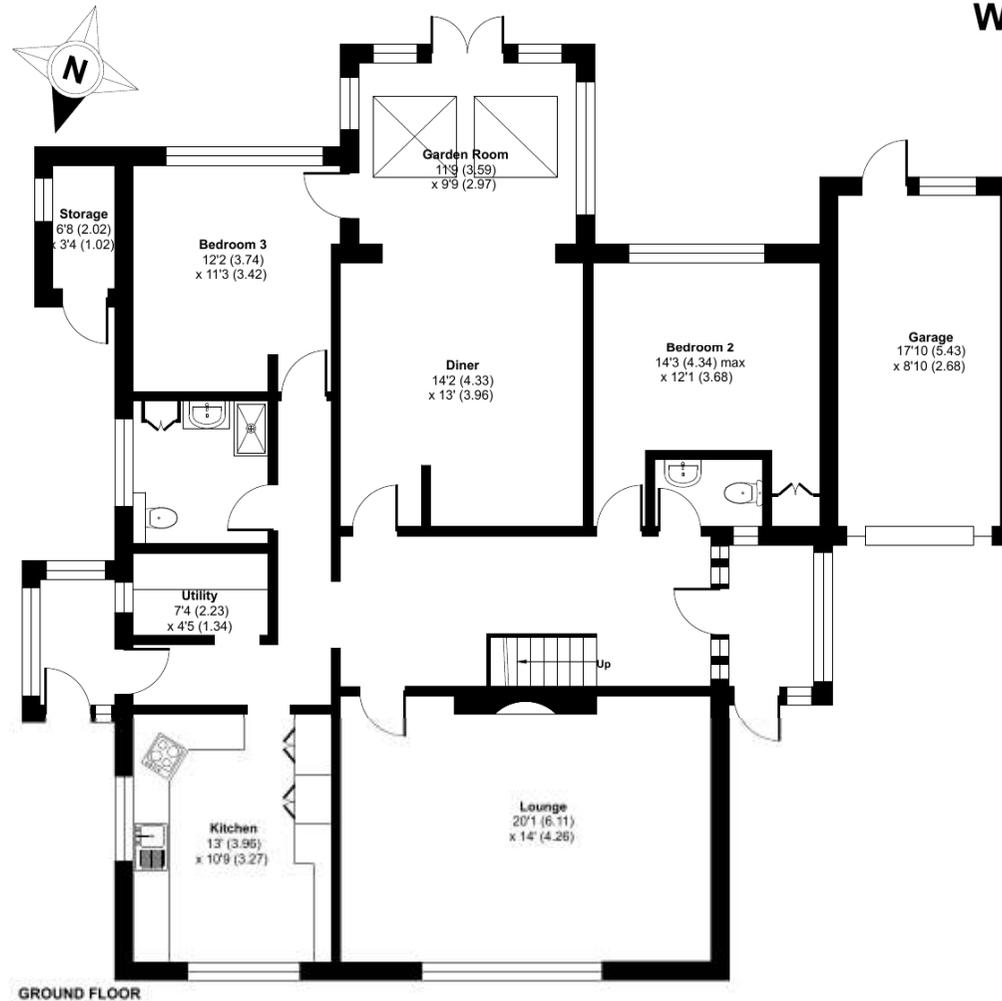




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Approximate Area = 2065 sq ft / 191.8 sq m
 Including Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Garage = 157 sq ft / 14.5 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 2323 sq ft / 215.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Cheshire Lamont. REF: 1422570.

Energy Efficiency Rating		Current	Potential
2013 Energy Efficient Home Rating Scale	A		B+
2015 Energy Efficient Home Rating Scale	B		B+
2016 Energy Efficient Home Rating Scale	C		B+
2017 Energy Efficient Home Rating Scale	D		B+
2018 Energy Efficient Home Rating Scale	E		B+
2019 Energy Efficient Home Rating Scale	F		B+
2020 Energy Efficient Home Rating Scale	G		B+

EU Directive 2002/91/EC

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