



CHESHIRE  
LAMONT



Conveniently situated within walking distance of Bunbury village on Wyche Lane this Semi-Detached character property has been significantly extended to offer generous living accommodation, four Bedrooms and two Bathrooms set within attractive well stocked gardens.

- Reception Hall, Sitting Room with log burner, Living/Family Room open plan to spacious Kitchen Diner with Pantry, Conservatory/Garden Room, Utility and Cloakroom.
- Four Bedrooms, two Bath/Shower Rooms.
- Ample parking provisions, large Single Garage, attractive well presented and stocked cottage style gardens.

#### Location

The property is situated on Wyche Lane within walking distance of Bunbury Village amenities and facilities which includes a highly regarded butcher/delicatessen, 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 covered storm porch with panel front door opens to the **Reception Hall** with staircase to first floor and door to the Living Room, Sitting Room and well-appointed Cloakroom. The front **Sitting Room 4.8m x 3.6m** is a light and airy well-proportioned reception room with windows to two elevations letting in an abundance of natural light, features include a central fireplace fitted with a Clearview log burning stove set upon a slate and granite hearth with slate mantel. Bespoke cupboards and shelving are fitted to either side of the chimney breast. The cosy **Living/Family Room 3.6m x 3.3m** has the original range this has been aesthetically refurbished and has a working fire, antique oak pine surround and antique pine fitted cupboards and shelves to either side, the Living Room is open plan to the **Kitchen Dining Room 6.4m x 4.7m** the two areas combine to create the hub of the house, the Dining Area comfortably accommodates an 8/10-person dining table.





The Kitchen area is fitted with handmade ash fronted wall and floor cupboards including matching dresser unit, appliances include a Stoves range cooker with five ring induction hob and extractor above, there is an integrated dishwasher, space and recess for a freestanding fridge freezer and a shelved pantry cupboard. The **Utility Room** is fitted with additional wall and floor cupboards and a work surface incorporates a second sink unit with space beneath for tumble dryer, washing machine and LPG wall mounted boiler. To the rear of the property there is a **Conservatory/Garden Room 2.7m x 2.4m** which overlooks the attractive well stocked rear garden and has double doors opening onto the rear courtyard where the current vendors have a table creating the perfect sheltered al fresco entertaining space.

There are four Bedrooms and Two Bath/Shower Rooms. **Bedroom One 4.2m x 3.7m** benefits from bespoke fitted furniture including wardrobes, drawer units and matching bedside units as well as providing attractive views over the rear garden and beyond. **Bedroom Two 3.6m x 3.5m** overlooks the front and has a refurbished cast iron fireplace, useful storage cupboard and an **En-suite Shower Room** fitted with a quadrant shower enclosure, pedestal wash hand basin, low level WC, heated towel rail and tiled floor. **Bedroom Three 3.4m x 2.7m** also has a feature refurbished original cast iron fireplace and has been utilised as a Study/Grandchildren's Bedroom hence there is a fitted furniture including desk with drawer units beneath and storage cupboards above in addition to built in book shelving. The **Bathroom** is fitted with a P-shaped panel bath with shower attachment above creating a spacious shower area, pedestal wash hand basin, low level WC, heated towel rail and tiled floor. Off the landing an enclosed staircase rises to an **Attic Conversion 4.5m x 4.7m** creating a spacious Fourth Bedroom, this is currently set up as a twin bedroom however it could easily be a double if required, this benefits from fitted furniture, book shelving and bedside units and also space for a freestanding wardrobe and access to two large useful easily accessible roof spaces.

### Externally

A splayed entrance laid to block setts leads onto the front forecourt providing parking for three cars to the front with a set of double gates opening to a driveway at the side of the property leading to a large **Single Garage 5.4m x 3.6m** at the rear. The courtyard at the front has raised stocked borders within a retaining wall. The enclosed rear garden accessed via the side driveway includes the Garage as earlier mentioned with part boarded roof space for storage, light and power points. There is an attractive **Sitting/Entertaining Area** with direct access available from the Conservatory/Garden Room and a useful **Brick Built Outhouse 2.6m x 1.2m** which the current vendors utilise as a Garden Implement Store. Steps lead up to a delightful garden beyond which includes shaped garden beyond edged with setts and mature well stocked borders offering a variety of colour. There are two raised vegetable beds and octagonal timber framed greenhouse.



Approximate Gross Internal Area  
 Main House = 1591 sqft/148 sqm  
 Garage = 210 sqft/20 sqm  
 Outbuilding = 35 sqft/3 sqm

### Directions

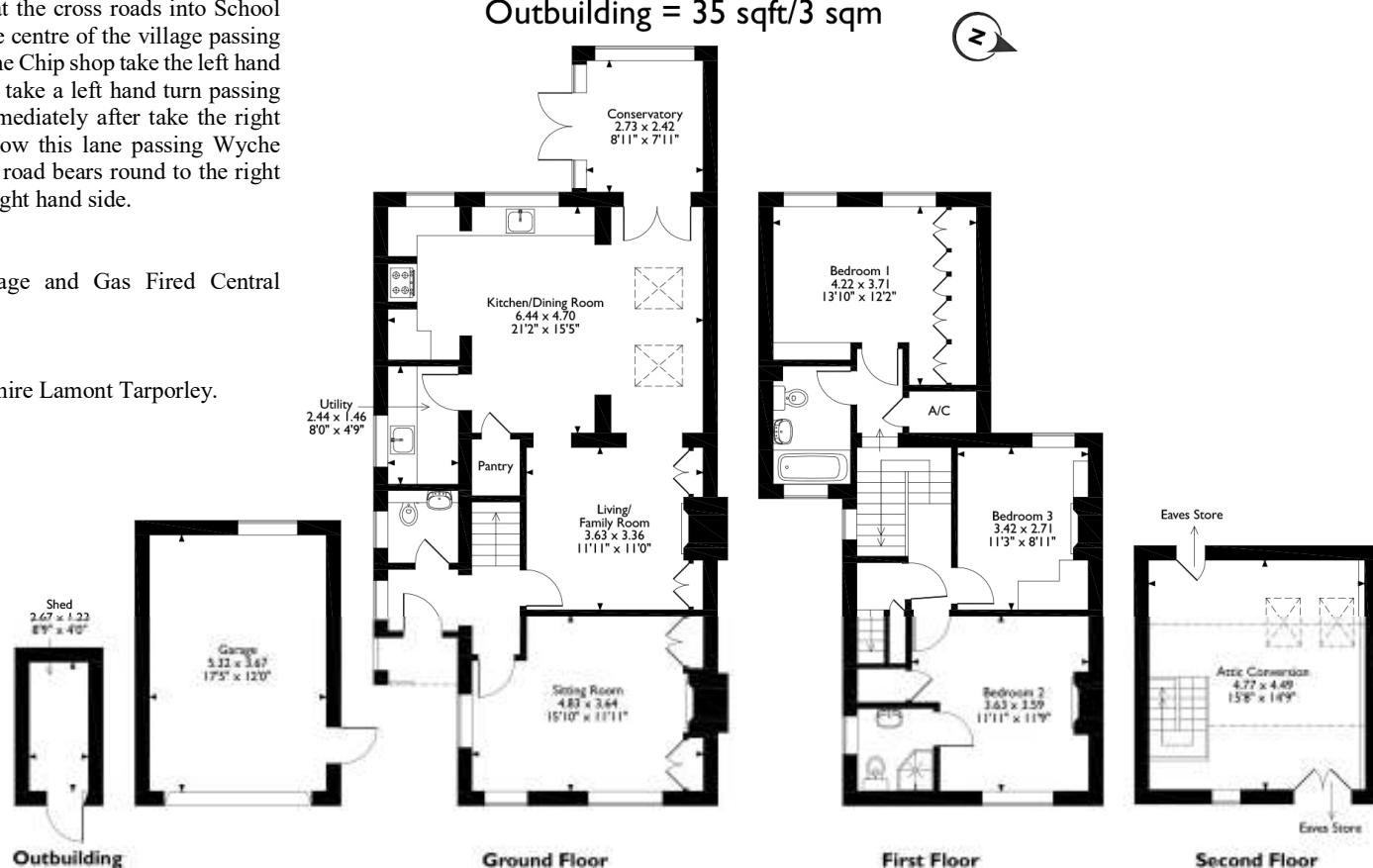
From Tarporley head South on the A49 towards Whitchurch, upon reaching Bunbury turn left at the cross roads into School Lane, follow School Lane in to the centre of the village passing the school on your right, just past the Chip shop take the left hand fork and at the top of the junction take a left hand turn passing the Nags Head Public House, immediately after take the right hand turn onto Wyche Lane, follow this lane passing Wyche Road on the left hand side, as the road bears round to the right the property can be found on the right hand side.

### Services

Mains Water, Electricity, Drainage and Gas Fired Central Heating (LPG).

### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



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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