



CHESHIRE
LAMONT

Situated in the centre of Tarporley village this delightful Three Bedroom Georgian style townhouse holds one of Tarporley's sought after locations and provides well-proportioned turn key accommodation.

- Reception Hall, large well-proportioned Dining Room, Sitting Room, recently fitted Neptune Kitchen Breakfast Room, Cloakroom.
- Spacious first floor landing providing potential reading area, Master Bedroom with well-appointed En-suite Shower Room, second Double Bedroom with views to the Welsh Hills, well-appointed Family Bathroom. To the second floor there is a generous third Double Bedroom with adjacent Shower Room.
- Attractive enclosed walled courtyard rear garden principally paved for low maintenance purposes, large Single Garage with automated up and over door, private parking.

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, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School 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

A panelled front door with Georgian style fan light above opens to the **Reception Hall**, this leads into a spacious well proportioned **Dining Room 5.6m x 4.3m** which includes a staircase rising to the first floor with **Cloakroom** beneath. The Dining Room is finished with an ornate coved ceiling and glazed french double doors opening to the walled courtyard garden at the rear. To the front of the property there is an attractive **Sitting Room 4.2m x 4.2m**, this also benefits from ornate coved ceiling, a Chesneys fireplace with marble surround and large sash window to the front elevation. To the rear of the property there is an **L-shaped Kitchen Breakfast Room 5.4m x 3.3m** narrowing to 2.3m, the Dining Area comfortably accommodates a four person circular dining table. The Kitchen has been recently



fitted with a Neptune kitchen which includes a Pantry Cupboard and is complemented with marble work surfaces. Appliances include a Rangemaster range cooker providing double oven and five burner gas hob with extractor above. There is also an integrated drawer style dishwasher, fridge freezer, microwave along with plumbing for a washing machine within a concealed undercounter cupboard. The Kitchen is finished with an oak floor and there is a glazed panelled door giving access to the rear garden.

To the first floor there is a spacious **Landing Area 3.2m x 2.3m** which could be utilised as a quiet reading area with large sash window to the side. The **Master Bedroom 5.4m x 4.2m** narrowing to 3.4m has two large sash windows to the front, ample space for wardrobes and a recently fitted well appointed **En-suite Shower Room**. **Bedroom Three 3.6m x 3.4m** is a further Double Bedroom (currently utilised as a Study) with large sash window providing views towards the Welsh Hills. The **Bathroom** is fitted with a panelled bath, low level WC, pedestal wash hand basin and a shuttered sash window to the rear. A staircase from the principal landing rises to a further large second floor Double Bedroom with adjacent Shower Room.

To the second floor, **Bedroom Two 5.6m x 3.7m** offers elevated views to the Welsh Hills and benefits from two built in double wardrobes, the adjacent **Shower Room** is fitted with a large shower enclosure, wall mounted wash hand basin, low level WC, heated towel rail and gives access to a large under eaves storage cupboard. Off the half landing there is a useful, easily accessible under eaves storage cupboard.

Externally

The front garden of the property is paved and partly enclosed with a low level brick wall topped with sandstone effect coping stones with iron railings above. To the rear of the property there is an enclosed split level walled courtyard garden which offers a Westerly orientation and is principally paved for low maintenance purposes creating the perfect al fresco entertaining space. The courtyard gives access to a large **Single Garage 5.3m x 2.8m** which benefits from electric light, power point and an automated up and over door. This is accessed from the rear of the property with private parking in front of the garage.

Directions

On foot from the Agents Office, proceed up the High Street in a Northerly direction towards Chester for approximately 25 meters, turn right into Millfield Lane, follow the road around to the right and the property will be found towards the end of the cul-de-sac on the right hand side.

Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage/Freehold.



Approximate Gross Internal Area
Main House = 1766 sqft/164 sqm
Garage = 161 sqft/15 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.

Viewings
 Strictly by appointment with Cheshire Lamont Tarporley.

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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk



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

