



CHESHIRE
LAMONT



This attractive village centre property offers prospective purchasers the opportunity to modernise and extend to create a spacious family home set in delightful gardens.

- Centrally positioned within this attractive village.
- Reception Hall, Living Room, Dining Room, Kitchen, Utility.
- 3 Bedrooms, Box Room/Study, Bath/Shower Room.
- Attractive mature well stocked gardens to both front and rear.

By Informal Tender
18th December 2020 at Noon
Guide Price £350,000-£400,000

Location

Tilston is a delightful rural village with a thriving community, there is a highly regarded primary school, village shop/general store and gastro pub/The Carden Arms. The larger village of Malpas is just 3.5 miles which provides Co-op, Londis, Chemist, Doctor Surgery and Dentist as well as a highly regarded Ofsted Outstanding Secondary School. The highly acclaimed Carden Park Health Club, Spa and Golf Course is within 4 miles. Chester City centre is approximately 13 miles where the larger supermarkets can be found or alternatively at Whitchurch. Chester provides a number of highly regarded independent schools.

Accommodation

A canopied storm porch with Glazed front door leading into a central Reception Hall with black and white chequered pattern tile floor, staircase to first floor and doors to Sitting Room, Dining Room and Kitchen. **Sitting Room 3.7 m x 4.2m** with central fireplace and bay window. **Dining Room 3.78m x 4.25m** also with bay window to front, to the rear of the property there is a **Kitchen 2.87m x 2.41m** fitted with wall and floor cupboards and work surface incorporating stainless steel sink and drainer. Four ring ceramic hob with extractor canopy above and oven beneath, a quarry tiled floor continues into the shelved pantry cupboard there is also an additional shelved storage cupboard. A door off the kitchen leads into rear porch which in turn gives access to the garden. Externally accessed there is an outside WC and **Utility Room 2.4m x 1.8m** as well as a useful **Garden Store 2.4m x 2.7m** (all of which could be incorporated additional accommodation within the property – note floorplan).



To the first floor there are three bedrooms and a box room/study. **Bedroom One 3.79m x 3.64m** and **Bedroom Two 3.79m x 3.64m** are both good sized double bedrooms and overlook the front garden. **Bedroom Three 3.79m x 2.43m** and the **Box Room/Study 1.94m x 1.41m** are situated to the rear of the property along with the recently converted **Shower/Wet Room** and separate WC. The recently converted Shower/Wet Room was formerly a Bathroom and is fitted with pedestal wash hand basin and electric shower, large laundry cupboard provides useful storage.

Externally

Planning permission has been granted for a new vehicular access to be created within the front garden. Currently a pedestrian gate opens from Church Street onto a gravelled path with lawn to either side and well stocked borders. The pathway leads up to the front door and then round to the side of the property where access can be taken via a wooden gate into the rear garden. The rear garden has been beautifully landscaped, predominately laid to lawn with mature stocked borders and has two water features. To the side of the property there is a paved patio area and a large gravelled area where 3 greenhouses are located and raised beds ideal for planting a vegetable garden. The garden boundaries are a mixture of fencing and hedging.

Directions

From the centre of the Tilston village head towards Shocklach and shortly after the Village Shop the property will be found on the left hand side.

Services (Not tested)

Mains Water, Electricity, Oil Fired Central Heating, currently on Private Drainage but to be connected to the mains sewer within 12 months of completion (purchasers responsibility)/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

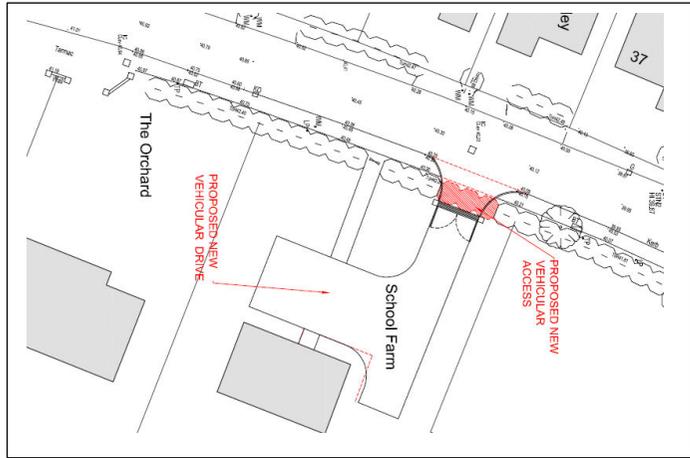
Agents Note

Planning permission has been granted to create a driveway to the front of the property which would provide parking for a number of vehicles. **Planning permission 20/01230/FUL.** The Septic Tank for the property is currently situated within the field to the rear however it will be a condition of the purchase that the buyers of the property will be responsible for connecting the drainage system to the mains drainage on Church Street within twelve months of completion of the sale.

Covenant

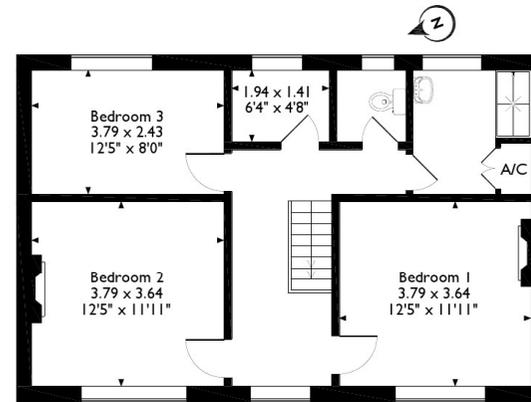
In the interest of privacy to neighbouring properties there can be no windows in either the first floor northerly or southerly elevations. This would also apply to any subsequent extensions.



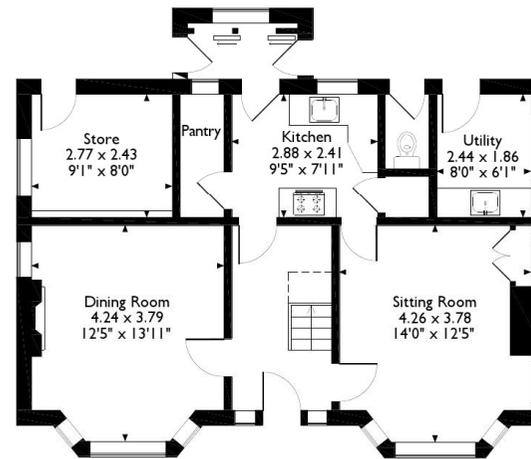
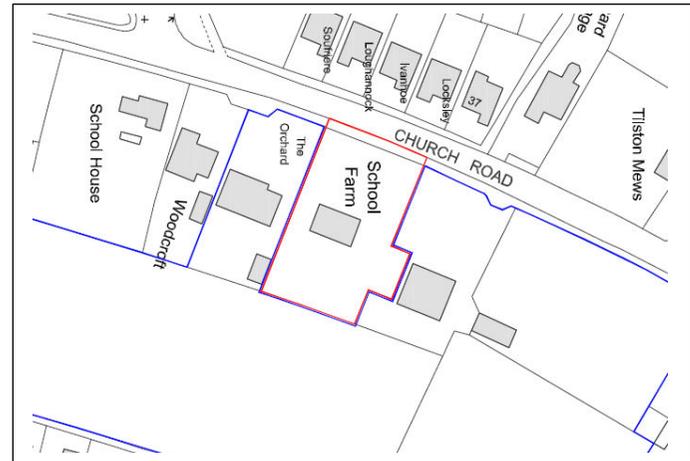


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
Main House = 128 Sq M/1377 Sq Ft



First Floor



Ground Floor

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.

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.

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