





A delightful well-proportioned four Bedroom Semi-Detached barn conversion extending to in excess of 3000 sq.ft set within attractive landscaped gardens with uncompromised far reaching views conveniently situated between Tarporley and Nantwich.

- Reception Hall with Galleried Landing, Large L-Shaped Open Plan Kitchen Dining Family, two further well-proportioned Reception Rooms, Utility and Cloakroom.
- Galleried First Floor Landing giving access to four large Double Bedrooms, three Bath/Shower Rooms (two En-suite).
- Attractive landscaped gardens including Loggia covered entertaining area, vegetable garden.

Location

Situated in the beautiful Cheshire countryside, within 8 miles of the popular village of Tarporley and just 6 miles from the market town of Nantwich. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A solid timber front door off a cobbled courtyard gives access to a large light and airy welcoming **Reception Hall 4.6m x 3.5m** with feature hardwood staircase rising to a galleried first floor landing. An engineered oak floor continues into the Inner Hallway with built in Cloaks Cupboard, **Cloakroom** with low level WC and pedestal wash



hand basin as well as the Utility Room. The well-**proportioned Living Room 8.0m x 4.7m** is particularly light and benefits from six windows, there is a Clearview log burning stove fitted within the chimney breast with timber surround detail, there is also a custom built dresser unit providing cupboards and open shelving. The large **L-shaped Open Plan Kitchen Dining Family Room 7.3m x 7.1m** comprises a **Kitchen Area** fitted with oak fronted wall and floor cupboard complemented with granite work surfaces and an oak topped breakfast bar. Appliances include a Lacanche range cooker with five burner gas hob and extractor above, integrated fridge and dishwasher, a tiled floor runs throughout continuing into the **Family/Sitting Area** which comfortably accommodates a sofa and easy chairs along with benefiting from double glazed doors which open onto and overlook the attractive landscaped gardens, the **Dining Area** also overlooks the gardens and comfortably accommodates an 8/10 person dining table (and larger if required). The Dining Area leads to a generous second **Sitting Room 5.8m x 4.0m**, this has an attractive central fireplace incorporating a Clearview log burning stove, there are two exposed ceiling timbers, a timber floor and glazed double doors opening on to the landscaped gardens. The **Utility Room/Rear Porch 3.3m x 2.5m** is fitted with a house keepers cupboard work surface incorporating sink unit with plumbing for washing machine and door to garden.

First Floor Accommodation

To the first floor a feature galleried landing overlooks the Reception Hall and gives access to four large Double Bedrooms and three Bath/Shower Rooms (two En-suite). The **Master Bedroom 5.9m x 4.1m** has a vaulted ceiling with two exposed king post roof trusses, fitted wardrobes and windows overlooking the garden, there is a spacious **En-suite Bathroom 4.1m x 2.7m** fitted with a Villeroy and Boch bath set within a tiled surround, large separate shower facility





with fixed walk around shower screen, pedestal wash hand basin, low level WC and heated towel rail. **Guest Bedroom Two 5.6m x 4.7m** also has a vaulted ceiling with an exposed king post roof truss, a circular window offers far reaching views over the adjacent countryside, there is a walk in wardrobe and spacious **En-suite Shower Room** fitted with a large shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. **Bedroom Three 5.4m x 4.3m** overlooks the landscaped gardens as well as offering far reaching views over the adjacent countryside, **Bedroom Four 3.4m x 3.3m** also offers attractive views. The **Family Bathroom** is fitted with a panel bath with shower above, low level WC and pedestal wash hand basin.

Externally

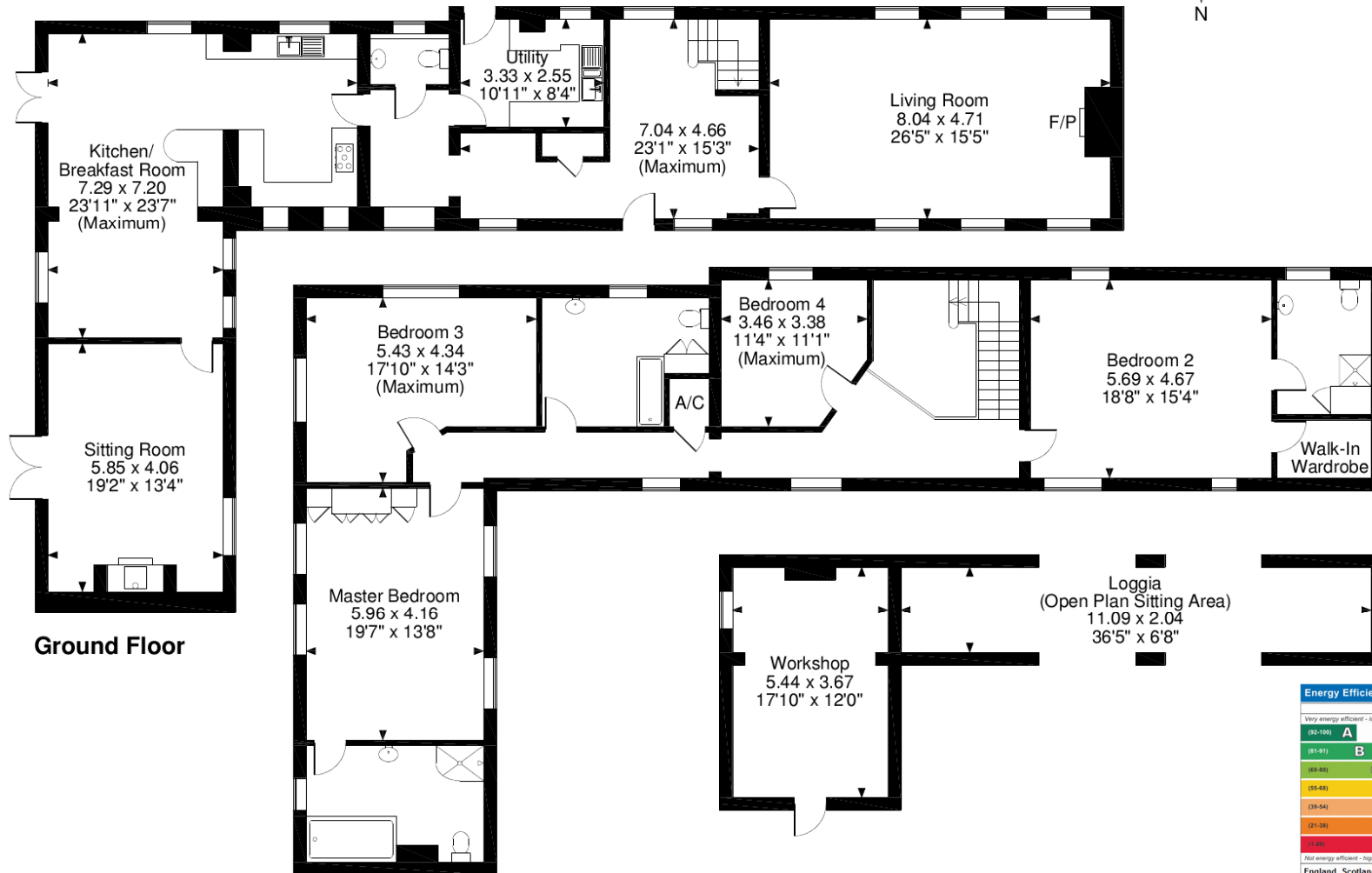
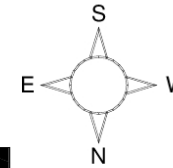
The extensive gardens include a lawn with patio area beyond which continues into a landscaped topiary garden with mature well stocked borders, pergola and central water feature beyond which there is a former outbuildings which include a workshop and loggia creating a covered Sitting/Entertaining Area with further lawned gardens beyond and a large fenced off vegetable patch.

Directions

From Tarporley head in an Easterly direction on the A51 toward Nantwich, having passed the Tollemarche Arms in Alpraham take the next turning left at the white railings into Long Lane signposted Calveley and Wettenhall. Follow Long Lane for 2 miles to the T-junction turning right onto Winsford Road, proceed past Southview Equestrian Centre and the Little Man Pub continue for a further mile and Top Farm Lane will be found on the right hand side.



Approximate Gross Internal Area
Main House = 3135 Sq Ft/291 Sq M
Workshop & Loggia = 464 Sq Ft/43 Sq M



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	60	78

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Services (Not tested)/Tenure Mains Water, Electricity, Oil Fired Central Heating, Private Drainage shared with adjacent property.

Viewings Strictly by appointment with Cheshire Lamont Tarporley.



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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