



CHESHIRE
LAMONT

High Street Tarporley

28 High Street, Tarporley. CW6 0DX

This delightful Victorian property has been sympathetically renovated, retaining the original features and integrity of its period to create a deceptively spacious and well-proportioned home conveniently situated in the centre of Tarporley village.

- Reception Hall, Sitting Room, Versatile Dining Room, Kitchen Breakfast Room, partially dry lined Cellar creating a Home Office/Teen Room.
- Three Double Bedrooms, Master Bedroom having En-suite Shower Room, and spacious Family Bathroom
- Attractive walled Courtyard Garden to rear with brick-built Outhouse. |

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 being within walking distance 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. Chester 10 miles; Nantwich 10 miles; Crewe Station 15 miles; Manchester Airport 30 miles; Liverpool Airport 26 miles.

Accommodation

A panelled front door opens to an attractive **Reception Hall** with original reclaimed pattern tiled floor leading onto painted floorboards. A further feature is the moulded coved ceiling which can also be found in the **Sitting Room and Dining Room**. The front **Sitting Room 12'11 x 11'7** is a light and airy attractive reception room with feature cast iron fireplace including ornate carved mantle sat on a slate hearth, there is also a large mullion window to the front adding additional character to the room. The part panelled **Dining Room 15'7 x 10'10** also has an attractive period cast iron fireplace, bookcase shelving running the length of one wall and shuttered double French doors opening onto a courtyard garden to the rear.



The **21'3 Kitchen Breakfast Room** benefits from period style wall and floor cupboards complimented by pitch pine flooring and work surfaces which incorporates a Belfast sink, a space for a range cooker and space for a dining table with a door to the rear courtyard. Off the **Reception Hall** sandstone steps lead down to a converted **Cellar** which benefits from natural light and has been partially dry lined. It is used by the current vendor as storage (the previous vendor used it as a Home Office) but likewise could be utilised as a **Teen Room or Home Cinema/Media Room** if desired.

First & Second Floor Accommodation

To the First Floor there is a **Master Bedroom with En-suite, Double Bedroom, Family Bathroom and a third Double Bedroom** on the second floor. The **Master Bedroom 14' 7 x 12'10** has features including an original mullion window to the front, a Victorian cast-iron fireplace with tiled detailing and a recently re-fitted well-appointed En-suite Shower Room. **Bedroom Two 11'9 x 11'1** is L-shaped and looks over the courtyard garden to the rear via a shuttered sash window, there is also a period cast-iron fireplace and built in storage cupboard. The generously proportioned **Family Bathroom 9'3 x 7'8** has original period sanitary ware including a cast-iron roll top bath set on ball and claw legs with mixer tap serving handheld shower head, low-level WC, wash hand basin set onto base units with storage beneath, cast-iron fireplace, shuttered sash window and woodblock floor. **Bedroom Three 15' 1 x 12'1** (dimensions include stairwell) features include a cast iron fireplace and extensive under eaves storage.

Externally

To the rear of the property there is a small courtyard garden with five-foot-high dressed sandstone dividing wall, useful brick-built Outhouse used for storing bicycles, etc. and a pedestrian gate which opens onto "The Close".

Tenure. Freehold

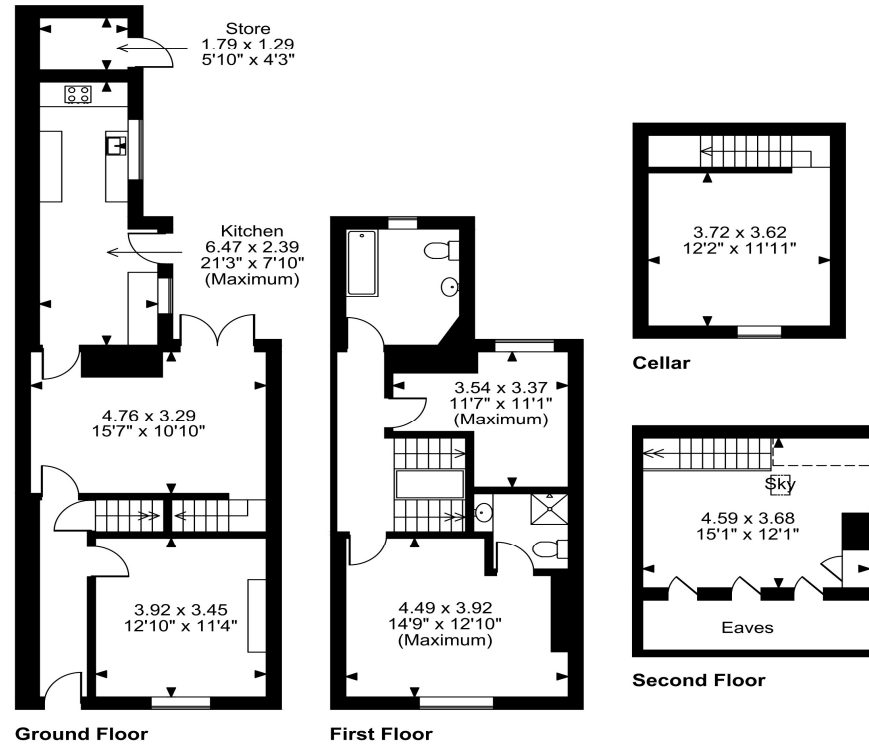
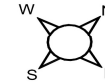
Services. Mains Electricity, Gas, Water and Drainage.

Directions

On foot from the Agents Office, proceed up the High Street in a Northerly direction towards Chester for approximately one hundred meters and shortly after the Daffodil Field Development and the entrance to "The Close" the property will be found on the left-hand side.



Approximate Gross Internal Area
Main House = 1370 Sq Ft/127 Sq M
Store = 25 Sq Ft/2 Sq M
Total = 1395 Sq Ft/129 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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