



**CHESHIRE
LAMONT**

Tattenhall Road, Tattenhall, Chester

Greaves Cottage. Tattenhall Road, Newton by Tattenhall, CH3 9NA

Conveniently situated within walking distance of the facilities within Tattenhall Village (0.5 of a mile), this extended three-bedroom characterful detached cottage benefits from a large garden extending to just under 0.5 of an acre along with solar panelling and air source central heating to help subsidise energy costs.

- Air source central heating, solar panels to assist energy bill costs.
- Conveniently situated within walking distance of Tattenhall High Street (0.5 of a mile)
- Reception Hall, Living Room, Dining Room, Study/Guest Bedroom.
- Kitchen with large Utility Room offering potential to create a 7.0 m x 3.4 m Open Plan Kitchen/Dining/Family Room.
- Three Double Bedrooms, Two Bath/Shower Rooms
- Large gardens extending to just under half an acre.

Location

The property is situated within walking distance of Tattenhall, a characterful Cheshire Village, which provides a grocery store, chemist, post office, three pubs, nursery school, dentist and doctors surgery. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous clubs and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the Village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, and delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

Accommodation

A part glazed panel front door opens to the **Reception Hall** this has a tiled floor leading onto Oak flooring. There is a built-in **Cloaks Cupboard**, staircase rising to first floor and doors off to the **Kitchen, Study** and **Dining Room** which in turn gives access to the **Living Room**. The **Living Room 4.5m x 3.2m** is a cosy reception room with a fireplace fitted with a double-sided log burning stove which also serves the **Dining Room**. There is an original wood block floor, fitted shelving and bench seating. The **Dining Room, 4.5m x 3.6m** as mentioned has the benefits of the double-sided log burner, a tiled floor and exposed ceiling timbers. The **Study/Guest Bedroom 3.7m x 2.4m** overlooks the rear garden. The **Kitchen** could be extended into the large **Utility Room** if desired to create a **7m x 3.4m open plan Kitchen/Dining/Family Room**.



The Kitchen 3.8m x 3.4m has a range style cooker with five burner gas hob (LPG) and double oven with extractor above. There is plumbing for a dishwasher beneath the granite worksurface and space for a freestanding fridge freezer. The current vendors have a six-person everyday dining table within the kitchen and glazed sliding doors open to the rear garden. The large **Utility Room extension 3.7m x 3.2m** is fitted with additional cupboards, shelves and a worksurface incorporating sink unit. There is plumbing for a washing machine and space for tumble-dryer beneath the worksurface. Within the utility room a door gives access to the **Cloakroom** fitted with a low-level WC and wash hand basin.

First Floor Accommodation

To the first floor, there are **Three Double Bedrooms** and **Two Bath/Shower Rooms (one en-suite)**. **Bedroom One 5.1m x 3.4m** (dimensions include ensuite) offers attractive views via a large picture window over the rear garden and countryside beyond, there are also fitted wardrobes. **Bedroom Two 3.6m x 3.2m** also benefits from built-in wardrobes and feature exposed brick chimney breast with original grate (non-operational). **Bedroom Three 3.6m x 2.5m** overlooks fields to the side and has a recessed alcove ideal for accommodating either a built-in or freestanding wardrobe. The **Bathroom** is fitted with a panel bath, shower enclosure, wash hand basin with storage cupboard beneath, low level WC and heated towel rail/radiator.

Externally

Double gates open onto a gravel driveway providing parking and turning space. The attractive cottage style gardens extend to just under 0.5 of an acre and are principally laid to lawn incorporating stock borders, vegetable garden area and orchard. There is a **Tool Shed 1.8m x 2.4m**, a **Garden Machinery Store 3.6m x 2.4m** and a further **Greenhouse 1.8m x 2.4m**.

Tenure: Freehold

Services: Mains water, electricity, septic tank drainage. Air source central heating system, 8 purchased solar panels subsidise the electricity costs.

Directions

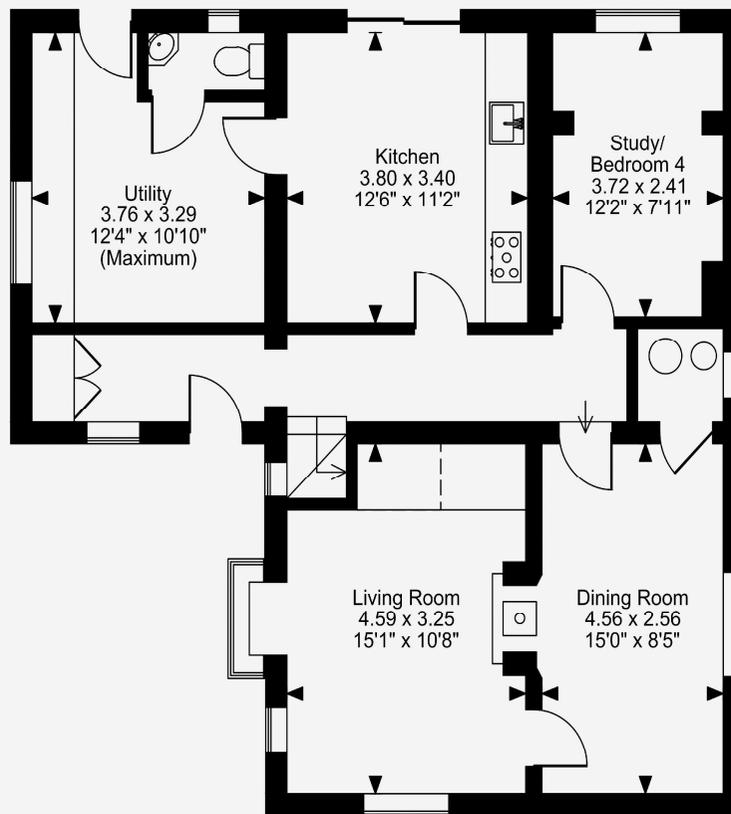
What 3 words - shortcuts.icons.cookies.

From Tattenhall proceed up the High Street turning left immediately after The Letters public house into Tattenhall Road. Follow Tattenhall Road round to the right passing the Village park and proceed out into open countryside and the property will be found on the left-hand side immediately

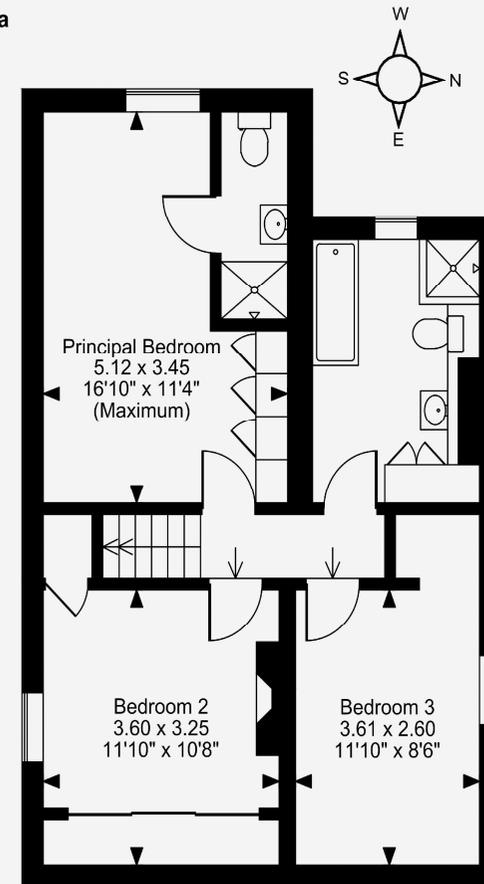




Approximate Gross Internal Area
1459 Sq Ft/136 Sq M



Ground Floor



First Floor

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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