



# Hamilton House, Tarvin

Guide Price £1,295,000





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In my ten years of selling property, I have been honoured with the instructions of some of Cheshire's finest and most interesting homes. Even within that context, the opportunity to purchase Hamilton House is special - this is a unique home of exceptional quality and appeal.

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Hamilton House, the sister to next door The Flaggs is a top to bottom renovated and restored Grade II\* 4/5 bedroom semi-detached period property steeped in history, set central to Tarvin village with courtyard and parking and garden to the rear.

The first thing to note is the location - sitting centrally to Tarvin village, Hamilton House is striking in its aesthetics and these buildings are well known to anyone locally for their prominent stature just to the left of Tarvin Church.

Internally, you can find a property that offers an impeccable finish. Packed with inherent character details, original features and contemporary quality, the overall impact is hugely impressive.



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For family life the open plan breakfast kitchen and dining room is perfectly in line with modern day requirements. An enclosed courtyard can be accessed both from the kitchen area and living room making it the perfect space to enjoy a morning coffee or to watch the children play.

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At first floor level there is a luxurious principal bedroom suite with views of the rear garden. There is a further bedroom with en-suite to this floor as well as a drawing room which could easily be utilized as a fifth bedroom if required.

On the second floor you will find two more great sized bedrooms and a luxurious family bathroom.

The bathrooms throughout this property are all individually designed with feature wall tiling complementing the sanitary wear.

Externally the outdoor areas are found to the rear with secure electric gated parking within a walled area split with the adjoining property. Steps lead to a large paddock style newly grassed space that is a real rarity in such a central village position.







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## Need to know

- Stunning five bedroom character home
- Beautifully updated with neutral colour schemes throughout
- Three individually designed bathrooms
- Car port parking for two cars
- Rare size rear garden for village location
- Delightfully open living room with patio doors to rear courtyard



Ground Floor



Floor 1



Floor 2

Interested?

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**Humphreys**  
ESTATES & LETTINGS



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Impressive space, uncompromising quality, unquestionable elegance all come together in this most special package. It is a home one would be proud to purchase, and a buying opportunity without parallel.

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Hamilton House



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