



**GASCOIGNE
HALMAN**

GREENACRE, PLATTS LANE, OLD MOSS, TARVIN

THE AREAS LEADING ESTATE AGENT



GREENACRE, PLATTS LANE, OLD MOSS, TARVIN

Guide Price £950,000

Fine individual house of excellent proportion and design, extending to over 3000 square feet, set in a lovely plot of 0.64 acre, enjoying fabulous views and located on the rural edge of Tarvin village.

Directions

Leaving Tarporley High Street in the direction of Chester, approach the A49/A51 roundabout and join the A51 in the direction of Chester (second exit). Follow this road through the villages of Clotton and Duddon. After you pass Okell's Garden Centre on your left hand side you will soon see a filter right turn into Tarvin village. Opposite this is a left turn onto Cross Lanes. Take this left, proceed for a short distance and take a left turn into Platts Lane. The subject property will be located by a Gascogne Halman For Sale Board on the left hand side.



Unique individual house on a tranquil semi rural lane

Superb plot of 0.64 acre

Formal gardens and orchard

Excellent rural views to side, front and rear

Just four miles from Tarporley and seven from Chester

Four large double bedrooms, three en suites

Open plan kitchen family dining room with bi fold doors

Living room with reading area plus separate home office

Large utility room

Greenhouse, log store and potential home office

Gated driveway

Ample off road parking and turning space

Very competitive price and sold with no chain





GREENACRE | PLATTS LANE, OLD MOSS, TARVIN

**COMMENT FROM ROBERT REED OF
GASCOIGNE HALMAN**

Dreams can come true is the key line from one of my favourite songs of the 1990's era. Not only does this indicate the era that I grew up, but it is also a song you will be singing if you end up being the purchaser of this very special home, which is offered to the market with no chain.

The location is outstanding, being on the rural edge of Tarvin, on a quiet lane where there is only a very small number of houses. The subject property benefits from rural aspects to the front side and rear. The plot extends in total to 0.64 acre and has been superbly designed so as to incorporate terraced seating area, a large expanse of lawn, an orchard and raised beds for growing vegetables. Also if you like raspberries, strawberries and fruit trees, this will be a great opportunity for you to indulge those likes!

The current family owners acquired in 2010 what was at that point a large but tired detached bungalow. Permission was soon gained to transform it into the most attractive two storey home you see today. It very much has the look, feel and atmosphere of a modern cottage, but that is not to say it is anything other than large, extending to over 3000 square feet in size.

Internally the house has recently been redecorated and it is notable for the very









generous room sizes, large amount of natural light and a best in class layout. The highlight of the ground floor is the open plan kitchen dining and family room which extends to 38 feet in length and links perfectly to the garden by multiple sets of bi fold doors. The bespoke kitchen is hand made and the area as a whole is just perfect for day to day life. And having grown up with one, I also always love walk in pantries!

Other assets on the ground floor include a sizable utility room, log burner in the kitchen area and an open fire in the principal L shaped reception room. Another stand out feature is the ground floor bedroom that has both an en suite and dressing room. This is a luxurious bedroom that would make a super guest suite. It could alternatively provide a long term ground floor living option for those who start to find stairs more challenging, and an ideal snug or tv room with adjoining office until then. The upstairs has three outstanding double bedrooms, all with fitted wardrobes and they are served by two bathrooms plus an en suite cloakroom.

Externally the garden links well to the house itself and there is a great sense of maturity, establishment and privacy within the grounds. The outbuildings comprise a long greenhouse, log store and implement store, the latter of which would make an ideal home office. There is already electricity, a basin and toilet in place. And for those practically minded, full fibre internet is now available in the area.





LOCATION

Tarvin is a delightful Cheshire village, close to both Tarporley and Chester City Centre. The village enjoys an excellent range of day to day amenities that include two churches, a newsagents / post office, two public houses, pharmacist, Chinese restaurant, fish and chip shop, bistro and other individual retail outlets.

In terms of shopping for day to day needs, there are two options, they being a recently constructed Budgens store that forms part of the refurbished BP petrol station and an impressive Co-Op mini supermarket, that is accessed on foot from the High Street and in car via the main A54.

The centre of the village is a conservation area and there are currently 28 listed buildings in Tarvin. Much of the land surrounding the village is designated Green Belt. Tarvin Community Woodland Trust is an active organisation and has gone to great lengths to create superb area of woodland and wildlife that can be enjoyed by the local community. Their work has culminated in the creation of Grogan's Walk. The village also benefits from a Doctors and Dentist surgery.

For those with children, there is an extensive range of schools and colleges in both the private and state sectors within close travelling distance, many of which enjoy superb reputations for the quality of education and care. The very well regarded state primary school in

Tarvin is continually popular, whilst state secondary schools nearby include Tarporley and Christleton. Independent schools include The Kings and Queens Schools at Chester, Abbey Gate at Saighton and The Grange in Hartford, near Northwich.

Tarvin is within commuting distance of Warrington (24 miles) Liverpool (23 miles) Manchester (37 miles) and Northwich (12 miles). Railway stations in the region include Chester, Mouldsworth, Runcorn and Crewe. Manchester and Liverpool International airports are 30 and 20 miles away respectively. There is an active bus service, that connects Tarvin to Chester City Centre.

In terms of leisure, there are numerous options for enjoyment. These include four golf clubs with fifteen minutes drive, Oulton Park motor racing circuit, ancient castles, rowing on the River Dee, boating facilities on nearby canals and some of the County's most beautiful walks on the Sandstone Trail in addition to having Delamere Forest within ten minutes drive.









Ground Floor
Floor Area: 168.9 m² ... 1818 ft²



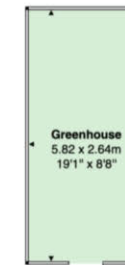
First Floor
Floor Area: 116.5 m² ... 1254 ft²



Home Office
Floor Area: 12.6 m² ... 136 ft²



Log Store
Floor Area: 15.8 m² ... 170 ft²



Greenhouse
Floor Area: 15.4 m² ... 166 ft²

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Approximate Gross Internal Area: 298.0 m² ... 3208 ft² (Including external Home Office, excluding Log Store, Greenhouse)

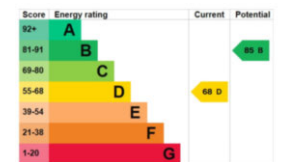
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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TARPORLEY OFFICE

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