



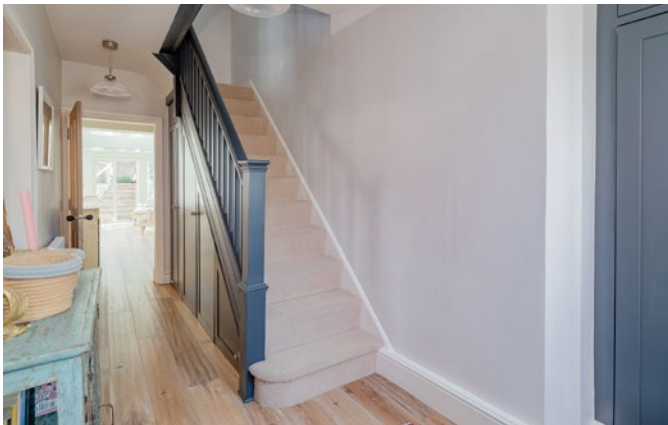
105A High Street
TARPORLEY, CHESHIRE

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Elegantly refurbished, this three-bedroom home on Tarporley High Street harmonises luxury, character and modern sophistication featuring premium finishes throughout.



FEATURES

- Three double bedrooms
- Two parkings spaces
- Located on Tarporley High Street
- Beautifully landscaped patio garden
- Newly refurbished throughout
- Premium fixtures and fittings
- Open plan kitchen/living/dining area

DESCRIPTION

Nestled in a highly sought-after location on Tarporley High Street, this home has been exquisitely remodelled and fully refurbished by the current owners and exudes elegance, comfort, and contemporary sophistication. Every detail has been meticulously crafted, with high-quality fixtures and fittings throughout, creating a truly stunning residence designed for modern living.

Spanning three floors, this beautifully presented home boasts exceptional storage and thoughtfully designed living spaces. Upon entering, you are welcomed by an inviting entrance hall with ample fitted cupboards for storage under the stairs. The stylish living room, with its charming bay window and Loft Gas stove, offers warmth and character—perfect for relaxing evenings.

At the heart of the home is an impressive extended open-plan kitchen, living, and dining area. A striking glazed extension floods the space with natural light, complementing the rich Oak flooring and elegant double doors leading to the patio. Designed for seamless entertaining, this contemporary space features a brand-new kitchen, complete with ample base and wall units, granite work surfaces, and a generous island with a Belfast sink. Premium integrated appliances include a Neff oven, microwave oven, five-ring hob, dishwasher, and Bosch fridge-freezer, ensuring style meets functionality. There is an adjacent snug/office providing a flexible space for work or leisure, conveniently accessible from both the kitchen and entrance corridor.

Beyond the kitchen, a utility room offers practicality fitted with Oak worktops, base and wall units, and plumbing for a washing machine and dryer. There is W.C, housing the new combination gas boiler and extra storage.



The first-floor hosts two well-proportioned double bedrooms, including a superb principal bedroom with ample space for wardrobes and a luxurious ensuite shower room. Designed for indulgence, the ensuite features a spacious shower with twin shower heads, stylish navy tiles, a washbasin, W.C and a heated towel rail. The second bedroom is well proportioned and enjoys picturesque views of Tarporley High Street. There is an elegant family bathroom with feature half-wood panelling, a freestanding bathtub, separate shower, W.C, and washbasin.

Ascending to the second floor, you'll find a charming double bedroom showcasing original Oak beams, offering character and warmth, along with generous storage.

EXTERNAL

The rear of the property reveals a beautifully landscaped, three-tiered paved patio garden—thoughtfully designed for both relaxation and entertaining. Oak post railings, feature external sensor lighting, and original brick boundary walls create a tranquil retreat, echoing the charm of an idyllic country cottage garden. The versatile outdoor space offers multiple seating areas, while the top-tier boasts a summer house and gravelled driveway. Double Oak security gates ensure privacy and security, accommodating parking for two vehicles. At the front, a neatly paved patio garden with tasteful shrubbery adds a welcoming touch of greenery and privacy.

This home seamlessly blends luxury, charm and functionality within in a prestigious location.



SITUATION

Situated on Tarporley High Street, this home enjoys a coveted position in one of the area's most sought-after locations. Offering both convenience and charm, the property is surrounded by boutique shops, fine dining, and picturesque countryside, making it an ideal setting for refined living.

Set in the heart of Cheshire, Tarporley is a charming and vibrant village renowned for its bustling High Street and welcoming community. Offering an impressive array of amenities, residents can enjoy an excellent selection of pubs, bars, cafés, and restaurants, alongside boutique clothing shops, a gym, a health centre, a community hub, a church, and a tennis club. The village is also home to highly regarded Primary and Secondary Schools, making it a perfect location for families.

Surrounded by countryside, Tarporley provides easy access to some of Cheshire's most scenic landscapes, including Bickerton Hills, Delamere Forest, and the famed Sandstone Trail. For city conveniences, the historic city of Chester is just 10 miles away, offering a wealth of shopping destinations, supermarkets, and retail parks, including the renowned Outlet Village at Cheshire Oaks.

There are regular bus services to Chester, Crewe and Nantwich. Crewe Station, located 13.5 miles away, offers direct rail services to London Euston in just 1.5 hours. Additionally, nearby stations at Hartford, Cuddington, Delamere, Frodsham, and Chester connect to Chester-Manchester and Liverpool-London routes. Road links via the A55 provide swift access to the M53 and M56 motorways, while Manchester and Liverpool airports are within easy reach—perfect for both commuting and travel.







TENURE

Freehold

COUNCIL TAX

Band D

METHOD OF SALE

Private treaty

SERVICES

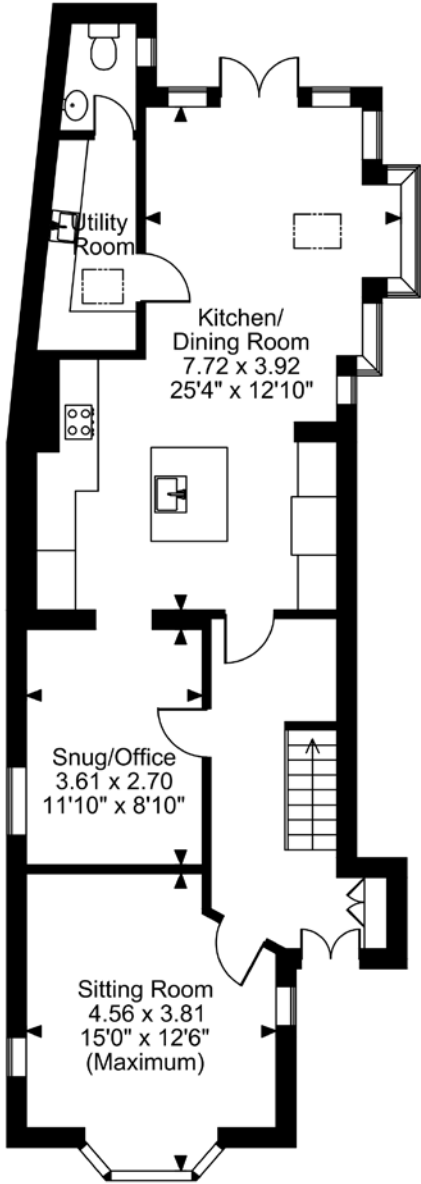
All mains services

VIEWINGS

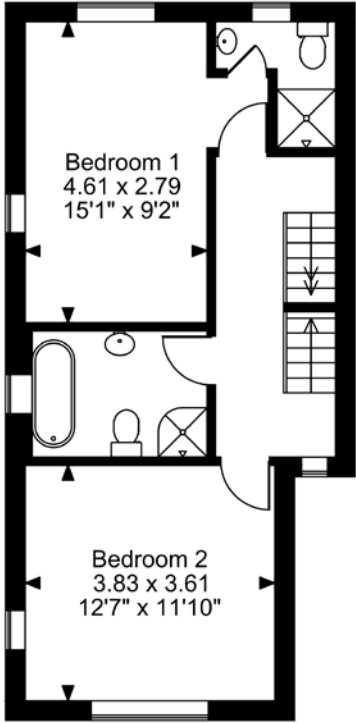
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

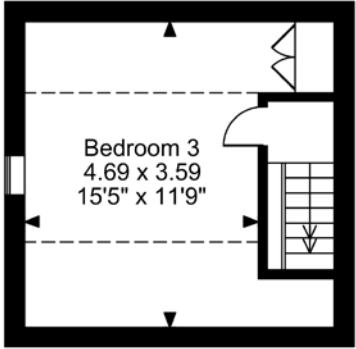
FLOORPLAN



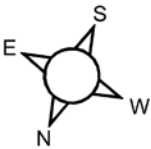
Ground Floor



First Floor



Second Floor



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