



## Eden Roc Forest Road

Eaton, Tarporley, CW6 9DN

£430,000



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## Summary

Step inside this beautifully presented one bedroom detached bungalow in Tarporley, which has been completed to an exceptional standard with bespoke features and additional touches throughout. Every detail is well thought out, offering a great balance between modern, open plan living and wonderful views beyond the boundaries of this home.

Externally, the property boasts outstanding views across the Portal golf club and beyond, and is perfectly situated for entertaining and relaxing with extensive landscaped gardens. Nestled within approximately half an acre of land, this home offers plenty of outdoor space including a driveway for several vehicles.

Enter through to the open plan living, dining and kitchen area with integrated appliances, ideal for both relaxing and entertaining. With the potential to convert into a wonderful family home subject to planning permission, this property would suit a professional couple looking for peace and quiet or make for a wise investment.

Situated in the award-winning village of Tarporley, approximately 12 miles from Chester, residents can take advantage of a superb range of amenities including fashion boutiques, art galleries, restaurants, and pubs. The village also features two highly regarded golf courses, two churches, and both primary and secondary schools. Easy access to motorway and railway networks ensures seamless travel to the north and south of the UK.

This excellent condition detached bungalow offers a double bedroom, a bathroom, and a tranquil setting for those seeking a perfect retreat. Don't miss the opportunity to view this property and experience the serene lifestyle it has to offer. Contact us now to arrange a viewing.

## Tarporley

Discover the charm of rural life in the award-winning village of Tarporley, just a stone's throw away from Chester. This stunning property is nestled in picturesque countryside and offers a unique blend of history, beautiful landscapes, and a welcoming community.

Tarporley boasts a historic High Street lined with fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, and other essential amenities. With a range of delightful restaurants and traditional pubs, the village truly has something for everyone. Tarporley is also home to two highly regarded golf courses, as well as churches, primary and

secondary schools, and easy access to surrounding villages, motorways, and railway networks.

This quintessential Cheshire village dates back to prehistoric times, with its first recorded mention in the Domesday Book of 1086. From its historic architecture to its quaint shops and cozy pubs, Tarporley exudes a timeless charm that is not to be missed. With the picturesque countryside of Delamere Forest and the Peckforton Hills just a few miles away, there are endless opportunities for leisurely walks and exploring the natural beauty of the area.

Whether you're strolling through the historic high street or immersing yourself in the village's rich heritage, Tarporley offers a truly inviting escape for visitors. Don't miss the opportunity to experience the best of Cheshire living in this vibrant and welcoming village. Book a viewing today and make this property your next home.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## The Bungalow

### Ground Floor

#### Entrance

Step through the front door of this stunning property and be delighted by the natural light cascading through the open plan living area.

#### Open Plan Living / Dining

19'8" x 14'11" (6.00 x 4.57)

Open plan living and dining, complete with patio doors that open up to a serene rear garden, perfect for relishing those summer evenings. The abundance of natural light floods in through skylights and a stunning round window, highlighting the beautiful beams that adorn the ceiling. Plush carpets and a neutral colour palette create a welcoming ambience, providing the perfect canvas for personal touches.

Tel: 07778 908724

### Kitchen

12'9" x 11'1" (3.90 x 3.40)

Beautiful kitchen featuring marble effect worktops, a range of wall and base units, an integrated fridge freezer, high level oven, and beautifully tiled flooring.

### Bathroom

7'9" x 6'4" (2.37 x 1.94)

A beautifully designed bathroom that also doubles as a practical utility space with a washing machine. The bathroom boasts a luxurious three-piece suite, including a walk-in double shower with a soothing rainfall shower head, all surrounded by floor-to-ceiling tiles for a modern and sleek finish.

### First Floor

#### Bedroom

12'11" x 12'11" (3.94 x 3.96)

Spacious double bedroom with ample storage tucked into the eaves, a large window offering picturesque views of the rear gardens and beyond, and a sky light flooding the room with natural light.

### Externally

#### Front & Rear Gardens

Set within half an acre of beautifully maintained gardens - perfect for aspiring horticulturists. With the potential to extend (subject to planning permission), this property offers ample space for growth and creativity.

#### Driveway Parking

Driveway parking for several vehicles.

### Tenure

Freehold - to be confirmed by the Vendor's solicitor.

### Possession

Vacant possession on completion.

### Energy Performance Rating

Current Rating: C

### Local Authority

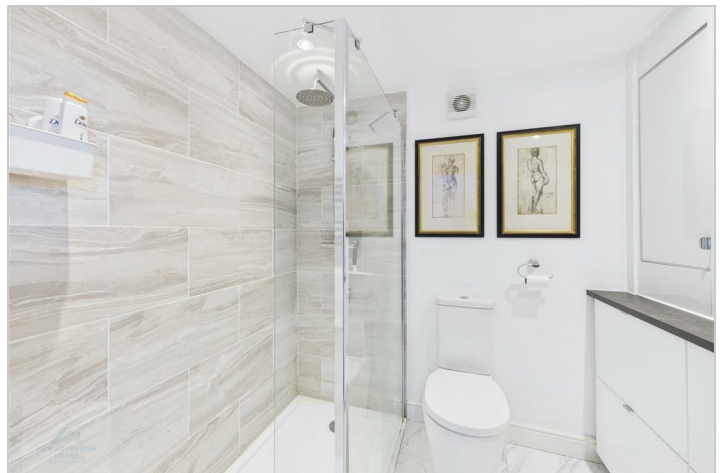
Cheshire West and Chester - Band B

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



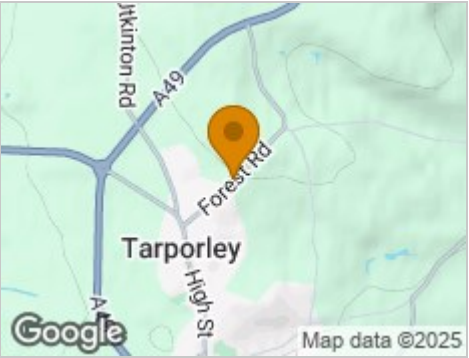
Road Map



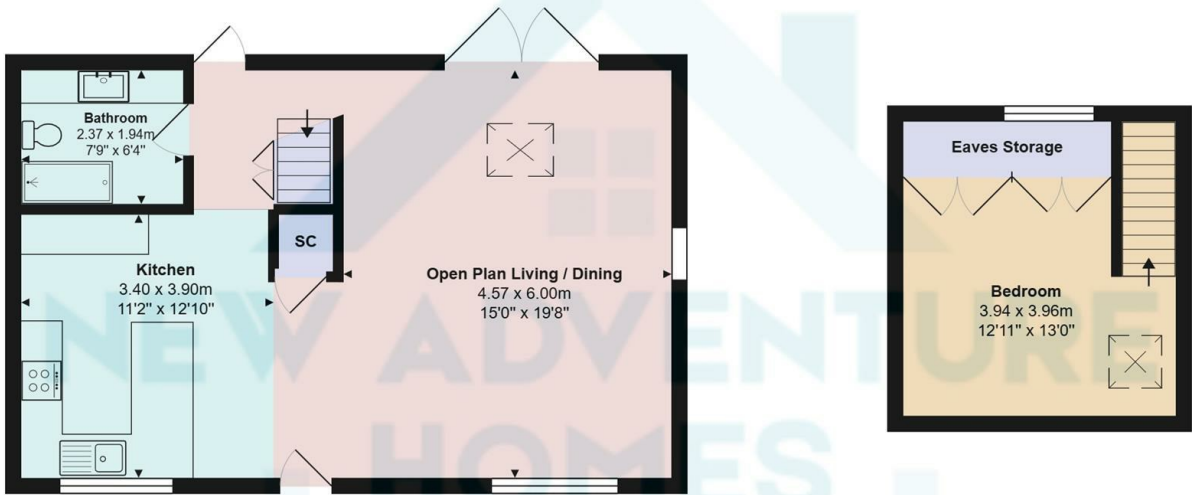
Hybrid Map



Terrain Map



Floor Plan

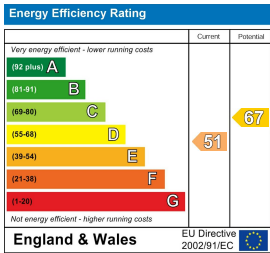


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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