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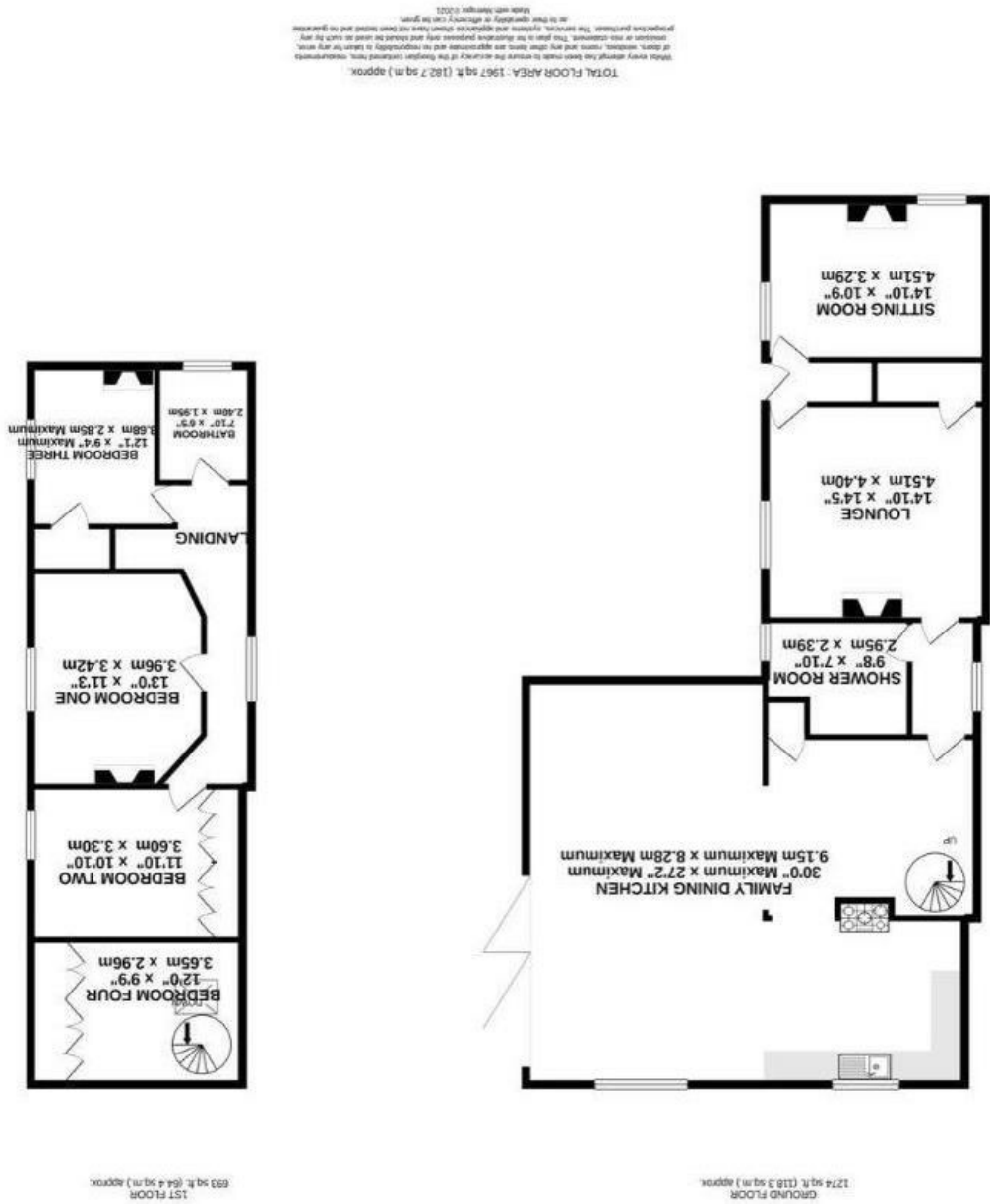
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BY AUCTION £440,000



KILN HOUSE CHESTER ROAD  
ALPRAHAM  
TARPORLEY  
CW6 9JA

4 2 3 G  
COUNCIL TAX BAND: F



This well-maintained and charming family home, spread over two floors, boasts a variety of period features such as exposed beams and log-burning fireplaces. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

### Description

The current owners primarily use the rear entrance, leading to a ground floor that features a large, open-plan kitchen and dining area with a spacious seating section and a recessed kitchen equipped with a range cooker, making it an ideal space for family gatherings and entertaining. Five-metre bi-folding doors creates a perfect blend of indoor-outdoor living for the summer months, and allows beautiful natural light all year round.

A separate traditional lounge offers a cosy retreat, complemented by exposed beams and a log-burning feature fireplace. An additional and versatile reception room, Currently being used as a bedroom, is located at the far end of the house. Again, this room is finished with exposed beams and an AGA log burner acting as a secondary source of heat. Finishing the ground floor is a shower room, with a modern, well-proportioned walk-in shower, two sink basins, and a high-level traditional toilet.

To the first floor, are four well-sized bedrooms. The master bedroom houses a period cast mantelpiece. Bedroom two offers built-in storage along with a Velux window, providing ample natural lighting. Currently used as an office, bedroom three houses a storage cupboard. All bedrooms are served by a three-piece family bathroom. Accessed via the separate antique, cast iron spiral staircase and balcony is a fourth bedroom, with recessed storage.

Externally, this property offers a long gated driveway with ample parking space and the convenience of a single garage. Previously used as two stables, the outbuilding now provides valuable extra storage space. Garden enthusiasts will appreciate the addition of a greenhouse. The well-landscaped lawn is of generous size and includes a patio area, perfect for enjoying the evening sun.

### About Alpraham

Alpraham lies close to the Georgian High Street of Tarporley and the market town of Nantwich. Tarporley offers outstanding local amenities including fashion boutiques, arts and craft shops, DIY shops, florists and general stores. There are also superb restaurants in the village itself along with public houses of great history and repute. Tarporley also has its own churches and there are both primary and secondary schools in the village.

Easy access is available to the motorways, and the neighbouring centres including Chester, Nantwich and Northwich, can be easily found. It should also be noted that the village of Bunbury is nearby and has its own range of amenities including the highly regarded Bunbury primary school, local shops and two well known public houses.

### Tenure

We believe the Tenure to be Freehold.

### Auctioneer Comments

Auctioneer Comments:  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT,

subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.