



Near Tarporley

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Holding an attractive rural position within two miles of Tarporley village, this deceptively spacious and extended detached four bedroom stand-alone cottage, comes with pony paddock, stabling and garaging for three cars.

- Delightful rural position with views towards Beeston Castle.
- Entrance Hall, Living Room, Conservatory, Study, Kitchen/Breakfast Room, Dining Room with Sitting Room beyond, Utility, Shower Room, Cloakroom.
- Large first floor landing, four double bedrooms, two bathrooms.
- Cottage style gardens, single and double garage, pony paddock, stabling.

Accommodation

A timber front door opens to the **Entrance Hall** which is part of the original cottage and has exposed ceiling timbers, cloakroom off, and a staircase rises to the first floor from the reception hall, there are doors to the living room, study and kitchen/breakfast room which in turn gives access to a **6.6m** open plan **Sitting/Dining Room** extension beyond.

The well-proportioned **Living Room 5.4m x 4.9m** is an attractive light and airy reception room with box bay window overlooking the garden - features include an attractive exposed brick fireplace and exposed beam to the ceiling. A glazed sliding door opens to the **Conservatory 3m x 2.7m** (this overlooks and gives access to the rear garden), a radiator provides heat for winter use. The **Study 3.2m x 3m** overlooks fields to the side of the property and also has an exposed beam ceiling.

To the rear of the property is the **Kitchen/Breakfast Room 4.1m x 3.7m**. This overlooks the gardens and is fitted with wall and floor cupboards and a worksurface which extends into a peninsula unit to provide a breakfast bar. Appliances include a four-ring ceramic hob and double oven, and there is space for a dishwasher and freestanding larder fridge. Off the kitchen, there is a **6.6m** open plan **Reception Room** providing a **Dining Area 3.4m x 3.1m** overlooking a field to the side with a **Sitting Area 4.4m x 3.5m**, beyond this there is a dummy electric fireplace forming an aesthetic focal point, and doors opening to the rear garden. Beyond the sitting room, there is a Hallway which gives access to the garden, as well as a Shower Room with wash handbasin and WC, and a Utility Room which is fitted with additional wall and floor cupboards, sink unit plumbing for a washing machine and space for a freestanding freezer



First Floor

To the first floor, there is a spacious **Landing** which has the exposed original 12-inch-wide floorboards and gives access to four double bedrooms and two bathrooms. **Bedroom One 5m x 4m** benefits from fitted wardrobes, overlooks the gardens and has an adjacent **Bathroom One 3.7m x 2.2m** (could be made en-suite to Bedroom One if desired). **Bedroom Two 4.4m x 3.5m** and **Bedroom Three 3.3m x 2.8m** both overlook open countryside to the side of the property. **Bedroom Four 3.2m x 3m** is to the front and offers views towards Beeston Castle through the trees. **Bathroom Two 2.5m x 2m** comprising of bath with shower, WC and wash hand basin.

Externally

A splayed entrance leads onto a gravelled driveway. This provides parking and turning space to the front of a detached **Double Garage 5.2m x 5.1m** and a further **Single Garage 5.8m x 2.5m**. The driveway also gives access to the adjacent pony paddock. The gardens are principally lawned to the front and side of the property with an enclosed totally secluded cottage style garden to the rear which again is principally laid to lawn, edged with well stocked borders and includes a feature maple tree within the lawn. Beyond the lawned garden, there is a paved sitting/entertaining area with timber framed summer house. Accessed from the paddock there are two breeze block **Stables/Outhouses**.

Services/Tenure

Septic tank, oil fired central heating, mains water, mains electricity. Freehold.

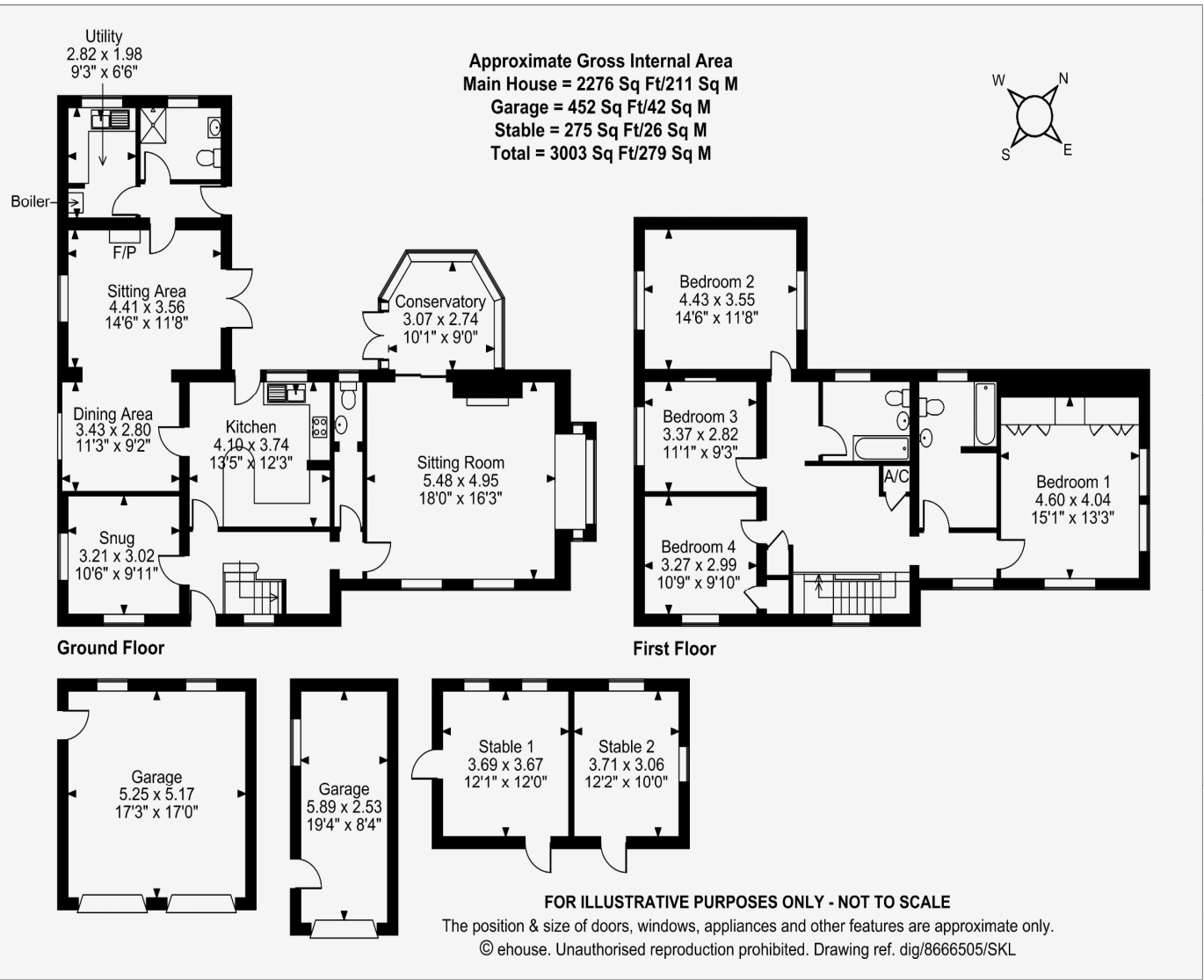
Viewing

Strictly by appointment through Cheshire Lamont Tarporley office on 01829 730700.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





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