



Rock View, 103 High Street, Tarvin, Chester, Cheshire, CH3 8JB
Guide Price £150,000

**BAKER
WYNNE &
WILSON**

Guide Price £150,000 - £160,000

A unique and particularly interesting grade 2 listed two-bedroom semi-detached village cottage, standing in overgrown gardens with potential off road parking. The accommodation has been unoccupied for many years and is now in need of extensive repairs with great scope for modernisation and possible extension. (subject to any necessary consents and permissions)

Approx gross internal area 92.2m² (includes Cellar, excludes outside wc)

DIRECTIONS TO CH3 8JB

what3words ref ///eaton.birthdays.mandolin

LOCATION

Tarvin is a delightful Cheshire village, just five miles from Tarporley and six miles from 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.

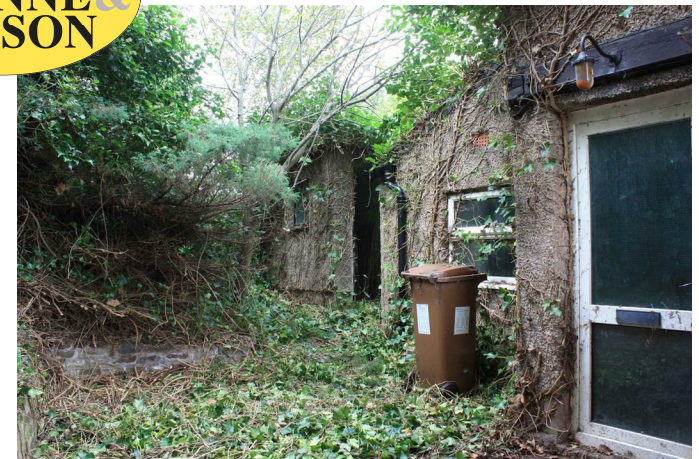
In terms of shopping for day-to-day needs, there are two options, they are being a recently constructed Budgens store that forms part of the refurbished BP petrol station and an impressive Co-Op mini supermarket, that is accessed on foot from the High Street and in car via the main A54,

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 are 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 located within walking distance of the subject property, whilst nearby state secondary schools nearby include Tarporley and Christleton. Independent schools include The Kings and Queens Schools at Chester, Abbey Gate at Saughton 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.





GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.
This Grade 2 listed period semi-detached house is conveniently set back and elevated overlooking the lower High Street, close to the Village centre. The accommodation is tired through neglect over many years, but offers today's buyers tremendous potential for modernisation, repair, and possible extensions (subject to any necessary consents). This is a wonderful opportunity for modernisation and improvement plus with the right investment and vision, this property can be transformed into a comfortable and stylish home, blending the charm of the past with the conveniences of the present.

ACCOMMODATION BRIEFLY COMPRISES:

GROUND FLOOR

37.5m² (385ft²)

KITCHEN

11'7" x 6'7"

Basic fitted units.

BATHROOM

7'1" x 5'0"

W/C, cast bath, wash hand basin, radiator.

LIVING ROOM

17'0" x 15'7"

Tiled fireplace, front door, two uPVC double glazed windows and side external door, beamed ceiling.

FIRST FLOOR

36.5 M² (293 FT)

LANDING

BEDROOM 1

17'2" x 11'0"

Radiator, uPVC double glazed window.

BEDROOM 2

17'2" x 11'5" maximum

Linen cupboard with Worcester gas combination central heating boiler, radiator.

EXTERNALLY

Surprisingly, large gardens to front side and rear with front off road parking potential.

Brick walling with sandstone copings,

Cellar floor area 19.9m² (214 ft²)

Outside w/c 1.3m² (14ft²)

SERVICES

Mains water, electricity and gas.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold, vacant possession upon completion

VIEWINGS

Fixed open days with specific pre booked viewing times by appointment only.

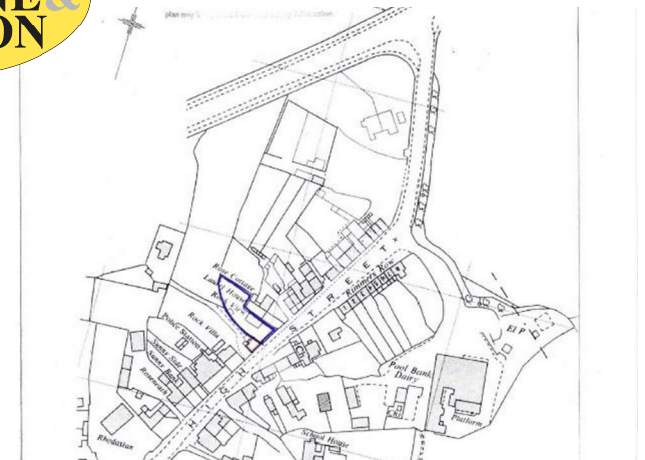
By appointment with Baker Wynne and Wilson starting Friday 8th March

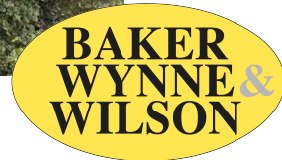
Tel: 01270 625214

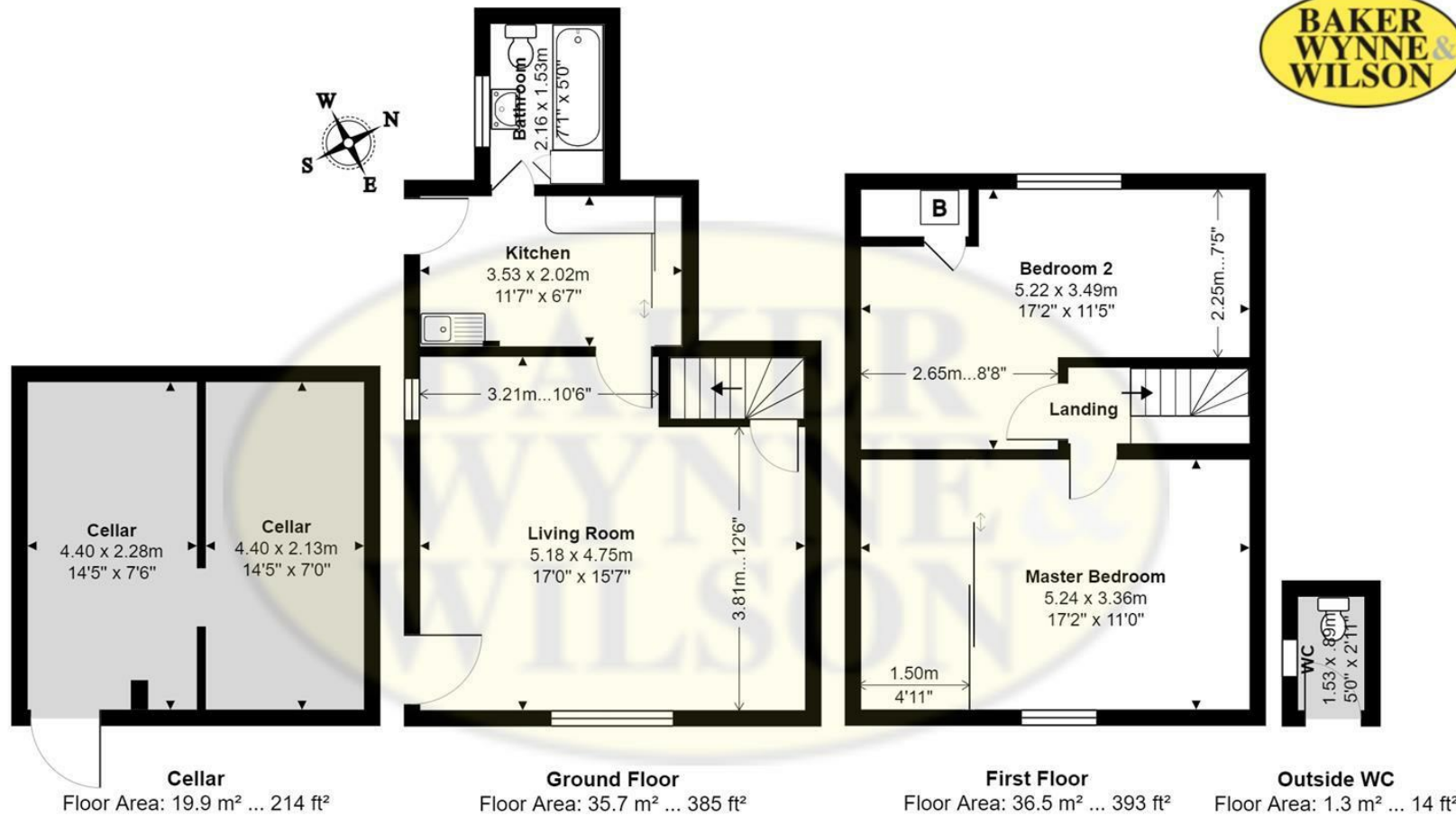
H509



**BAKER
WYNNE &
WILSON**







103 HIGH STREET, TARVIN, CHESTER, CH3 8JB

Approximate Gross Internal Area: 92.2 m² ... 992 ft² (Includes Cellar, excludes Outside WC)

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property