



**CHESHIRE
LAMONT**

Within a short walk of Tarporley High Street this Three/Five Bedroom property offers spacious accommodation over three floors, with off street parking for two cars and an enclosed courtyard rear garden. The current owners let the property as a holiday let due to its highly sought-after location which generates a regular monthly income of approximately £5,000 - £6,000.

- Reception Hall, Dining Room, Kitchen, Living Room and Cloakroom.
- Three Bedrooms, Family Bathroom to the first floor, Cinema Room and Two further versatile rooms (Home Office/ Bedroom Four) and Shower Room to the basement.
- Walking distance to Tarporley High Street.
- Off street parking for two cars, courtyard garden.
- Underfloor heating and Double Glazed throughout.

Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops. Other facilities include a petrol station, health centre, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Tarporley is conveniently situated just off the A51 & A49 which provide links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston.

Accommodation

A tiled **Reception Hall** gives access to a Kitchen Living Room, Dining Room and a Cloakroom along with stairs to first floor and basement rooms. The **Living Room 3.8m x 3.6m** has a central exposed brick chimney breast incorporating a log burning stove along with glazed double doors opening onto a sheltered India stone Courtyard/Entertaining Area. A tiled floor within the living area continues seamlessly into the **Kitchen 2.9m x 2.7m** which is fitted with an extensive range of wall and floor cupboards complemented



with quartz work surfaces incorporating Belfast style sink unit, appliances include a Range cooker with 5 burner gas hob and double oven with extractor canopy above, there is an integrated dishwasher, fridge and freezer. The **Dining Room 3.8m x 3.7m** has a bay window to the front and heated engineered floor, and a concealed staircase to the first floor landing.

The first floor landing gives access to 3 Double Bedrooms (all with vaulted ceilings) and a well-appointed Bathroom. **Bedroom One 3.9m x 3.2m** overlooks the front with **Bedroom Two 3.9m x 2.9m** to the rear and **Bedroom Three 2.9m x 2.9m** situated opposite the Family Bathroom. The **Family Bathroom** comprises panelled bath with shower facility above and shower screen, low level WC, wash hand basin with contemporary mixer tap and storage cupboards beneath, fully tiled walls and heated tiled floor.

Below ground floor level there are three Rooms and a Shower Room which benefit from an air circulation system and underfloor heating. The staircase from the Reception Hall leads down into a potential **Cinema/Games Room** with a hallway off giving access to 2 further versatile rooms, Home Office/Occasional Bedrooms and a Shower Room. **Room One 3.7m x 2.6m** and **Room Two 2.8m x 2.8m**. The **Shower Room** is fitted with a large shower facility, low level WC, wash hand basin and plumbing for a washing machine, fully tiled walls and a heated tiled floor.

Externally

Accessed off Forest Road via a shared private driveway which leads through a drift way. The property will be found on the left hand side with block sett driveway to the front providing parking for two cars, a paved pathway runs around the property with a South facing courtyard garden area ideal for alfresco entertaining defined with fenced boundaries.

Directions

From the agents Tarporley High Street office proceed up the High Street in a Southerly direction, turn right into Forest Road, proceed up Forest Road for approximately 100 meters turning left under a driftway into the shared private driveway. The property will be found on the left hand side.

Services/Tenure

Mains Water, Electricity, Gas and Drainage, Ssolar Panels/Freehold.

Viewings

Strictly by Appointment only with Cheshire Lamont Tarporley.

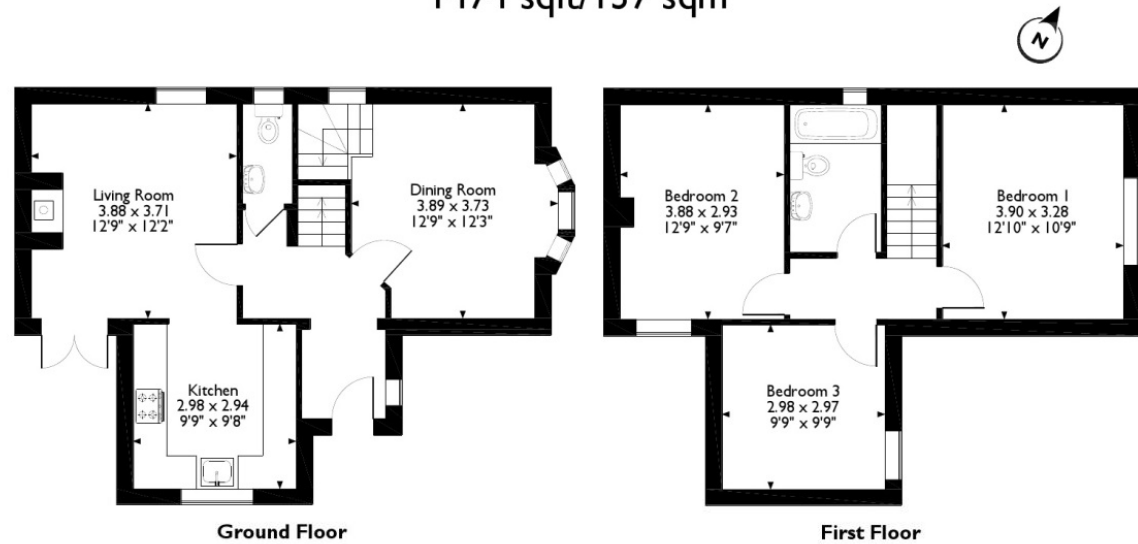
Agents Note:

The property is currently let as a holiday cottage which regularly generates a monthly income of approximately £5,000 - £6,000.





Approximate Gross Internal Area 1474 sqft/137 sqm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441