



11 Honeyfields, Tarporley

CHESHIRE
LAMONT

11 Honeyfields

Tarporley CW6 9XA

Situated in a small popular cul-de-sac within a short walk of Tarporley High Street, this Two Bedroom Cottage Style Property has been meticulously cared for and extended to create a highly attractive home with private rear garden and off-road parking.

- Reception Hall, Living Room, Breakfast Kitchen, Dining Room, Study/Bedroom Three.
- Two Double Bedrooms, Bathroom.
- Car Parking to Frontage, Private Low-Maintenance Rear Garden.
- Double Glazed Throughout, Gas Fired Central Heating.
- Walking Distance of Tarporley High Street.

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 such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, 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.

Accommodation

The front door opens into a porch with tiled flooring and a further glazed internal door leading into the **Reception Hall**. The **Kitchen 5.0m x 2.7m** benefits from a wide range of wall and floor mounted units. The Kitchen has ample work surfaces with double sink and mixer tap, there is also a two seater breakfast bar. Appliances include an integrated oven with combination oven above and induction hob with extractor above. There is space and plumbing for dishwasher and washer/dryer, space for fridge/freezer, large window to front elevation with fitted blinds and wooden glazed door to the Dining Room Extension. The oak flooring continues into the **Dining Room 2.6m x 2.6m** which also offers space for a six seater dining table and sliding doors with fitted blinds leading onto the rear patio. Returning to the hallway, the **Study/Bedroom Three 2.7m x 2.4m** features a fitted desk with storage units and also fitted cupboards. This flexible room is situated to the front of the property and benefits from oak flooring. A



bright and airy **Living Room 4.9m x 3.8m** is situated to the rear of the property. The vendor has installed three Velux skylights into the partially vaulted ceiling. Sliding doors with fitted blinds provide access to the rear garden.

The first floor has Two Double Bedrooms and a Family Bathroom. The **Principal Bedroom 4.1m x 2.9m** has fitted wardrobes and cupboards, window to front elevation with fitted blind and further storage cupboard housing Glow-Worm boiler. **Bedroom Two 4.2m x 2.5m** has a large fitted double wardrobe and window to the front elevation with fitted blind. The **Family Bathroom** has a bath with tiled surround and shower fitting above, vanity wash hand basin with fitted mirror and range of small storage units, WC and laminate flooring and a heated towel rail.

Externally

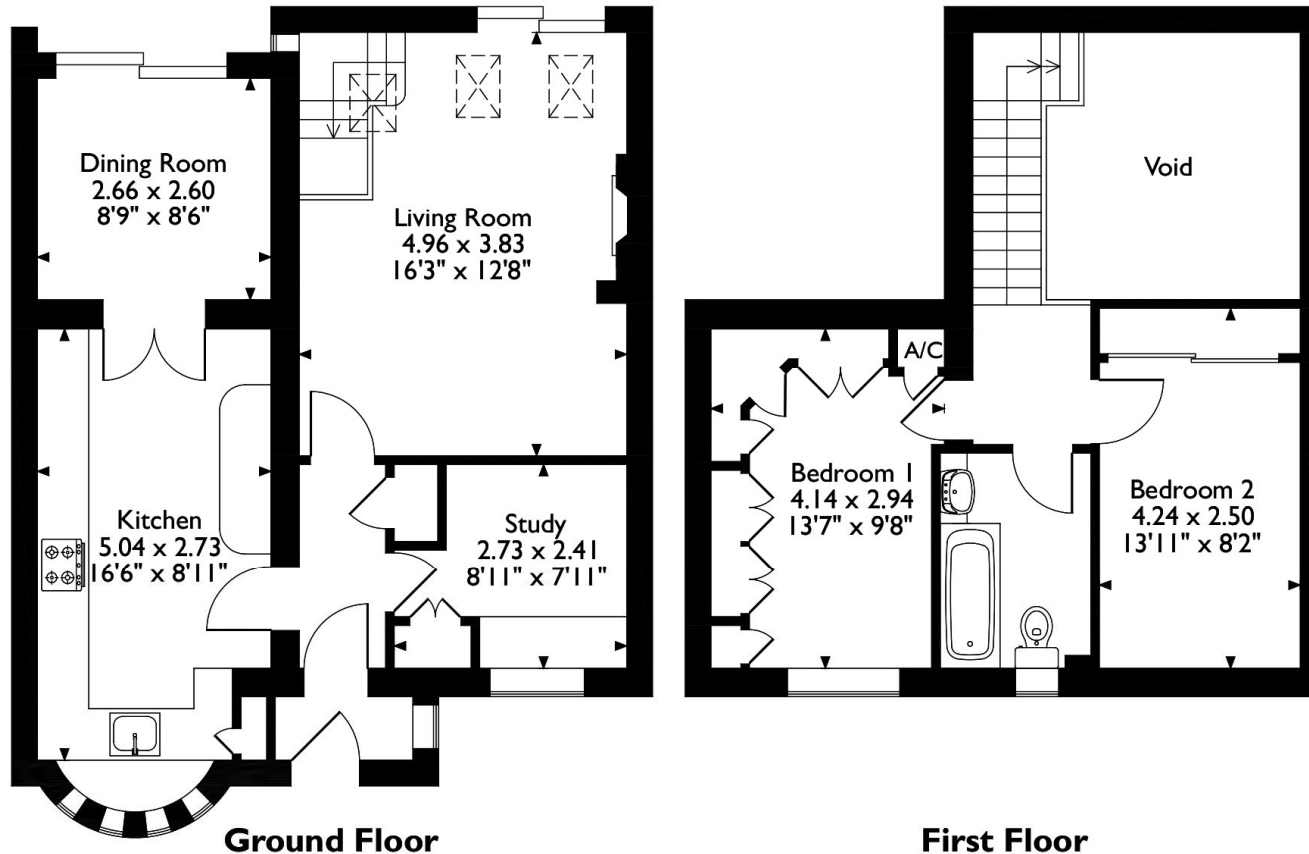
The rear garden is both private and low maintenance with range of borders hosting mature shrubs and fencing to all sides. The garden is laid with an Indian Stone patio and has a raised wooden decking area with **Summerhouse**. Further to this, gated side access provides a storage area, a large wooden shed could be utilised as an office/studio and there is a sheltered potting area. To the front of the property a tarmac driveway provides parking.

Directions

Proceed down Tarporley High Street towards Nantwich, on reaching the Petrol Station turn right on to Birch Heath Road, taking the first turning on the right into Bridgedown and first turning left into Honeyfields and the property can be found on the right hand side.



Approximate Gross Internal Area 882 sqft/82 sqm



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.

Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage are connected/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

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.

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