



**CHESHIRE
LAMONT**

This magnificent Grade II listed property has been sympathetically restored to create a well-proportioned home combining modern day living requirements yet retaining the integrity and original period features of the property. The property is set within delightful countryside enjoying far reaching views and is conveniently situated just 3 miles from Tarporley and 7 miles from the historic market town of Nantwich.

- Reception Hall, 26' Drawing Room, large L-shaped Kitchen Dining Room, Utility Room, Cloakroom.
- Attractive landing accessing three large Double Bedrooms all with fitted wardrobe and En-suite Bath/Shower Rooms (Master bedroom also with Dressing Room).

Well-presented landscaped gardens incorporating paved sitting areas, lawn with stocked borders, attractive views, Garage and open fronted car port.

Location

Alraham Hall Barns are situated in the village of Alraham, within ? miles of the popular village of Tarporley. Chester is 12 miles and Nantwich is 7 miles. 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, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alraham that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located in the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Alraham is conveniently situated just off the A51 which provides 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 within 1 hour 40 minutes.



Accommodation

A York stone pathway from the open courtyard leads to the glazed front door which opens into an attractive central **Reception Hall** with oak staircase rising to the first floor, oak double doors lead into the Drawing Room and a heated tile floor continues into the Open Plan Kitchen Dining/Living Room, there is also a **Cloaks Cupboard** and **Cloakroom** with WC and wash hand basin. The well-proportioned **Drawing Room 7.4m x 5.6m** is a characterful formal reception room with sympathetically restored beamed ceiling. A feature exposed corner chimney breast incorporating a Clearview log burning stove, set on a York stone hearth with beamed mantel above, large picture windows overlook the garden with far reaching views beyond, a glazed door opens onto a paved sitting/ entertaining area with the rear garden beyond. This room has custom built fitted furniture providing additional shelving and storage cupboards. The **Open Plan L-shaped Kitchen Dining Living Room 8.0m x 5.6m** provides a delightful informal family area with a light and airy feel. This includes a feature 5.2m x 2.0m glazed wall incorporating two glazed single doors which open onto an attractive oak framed South facing covered sitting area which in turn overlooks the attractive communal lawned and cobbled courtyard. The **Living/Dining Area 5.4m x 4.3m** is further complemented by a sympathetically treated exposed ceiling timbers and a heated tile floor which continues into the **Kitchen Area 3.9m x 3.8m**. Refitted in 2022 this includes an extensive range of wall and floor cupboards complemented with quartz work surfaces and matching centre island. There is also a pull out style larder cupboard and corner carousel unit. Appliances include a five ring induction hob with extractor above, two Neff ovens with slide and hide doors, integrated dishwasher, Fisher and Paykel fridge freezer, and a wine chiller. Off the Kitchen there is a Utility Area fitted with additional wall and floor cupboards with timber work surface incorporating sink unit. There is plumbing for a washing machine and space for a condenser dryer, the LPG gas fired central heating boiler is incorporated within one of the floor cupboards.

The attractive first floor landing which includes an arched window which overlooks the courtyard garden with attractive far reaching views beyond, the landing gives access to three large double bedrooms all with fitted wardrobes far reaching views and luxuriously fitted en-suite facilities, The **Master Bedroom Suite is 6.2m x 5.7m** (Dimensions include Dressing Room and En-suite Shower Room). This generously proportioned Bedroom has a 16' ceiling height which reveals the feature exposed king post roof truss, off the bedroom there is a comprehensively fitted dressing room with adjacent en-suite shower room finished with limestone tiles. **Bedroom Two 4.7m x 3.9m** (max dimensions) also benefits from fitted wardrobes, features include an exposed king post roof truss similar to the Master Bedroom and an **En-suite Shower Room**.



Bedroom Three 3.9m x 3.2m has two feature circular port hole windows overlooking the gardens and fitted wardrobes, this room leads into a **spacious 3.2m x 1.8m En-suite Bathroom** with shower above the bath and also has a porthole window.

Externally

The property enjoys delightful far reaching from all elevations, the front of the property is accessed via a driftway (pedestrian access only) which leads into the former original courtyard for the barns and farmhouse which is now principally lawned with cobbled detail which creates a delightful spacious feel both externally and internally for the property. The front of the property is south facing and there is an attractive recessed 5.3m x 1.6m Oak Framed Sheltered Sitting Area ideal for alfresco entertaining with doors leading directly into the living area of the kitchen. There is a private enclosed principally walled garden situated of the end elevation which creates a further sheltered sitting/ entertaining area with attractive views, the rear garden comprises shaped lawns with stocked borders and mature hedged boundaries with a spacious patio benefiting from direct access from the Kitchen and Drawing Room.

Directions

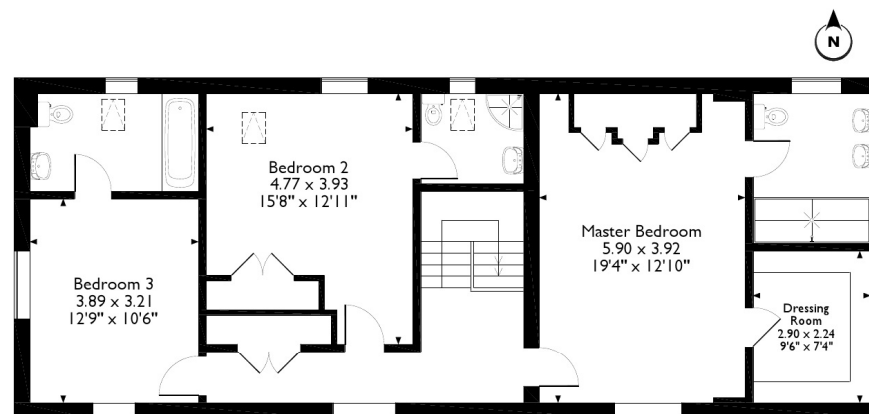
Leaving Tarporley south onto the A51, continuing across the lights towards Nantwich. Upon entering the hamlet of Alraham, turn left opposite the Tollemarche Inn into Hilbre Bank. At the end of the lane bear right onto Back Lane, proceed along this lane and the property can be found on the right hand side.

Services (Not tested)/Tenure

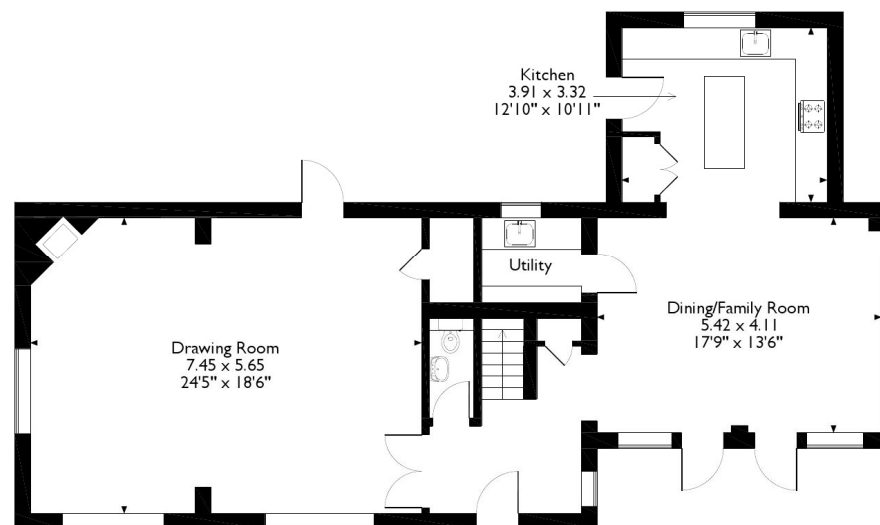
Mains Water, Electricity, LPG Central Heating, Shared Treatment Plant/Leasehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



First Floor



Ground Floor

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.

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