



Chester Road Alraham, Nr Tarporley



The Cottage, Chester Road, Alpraham, Nr. Tarporley, Cheshire CW6 9JA

This delightful property is conveniently situated between the villages of Tarporley and Bunbury (both within 2 miles) and sits within a half acre garden. The extended four bedroom family accommodation has been updated to retain the character and integrity of the old cottage which sympathetically sits alongside modern 21st Century living requirements. Within the garden there is a large double garage with area for workshop and a versatile timber framed garden room/home office.

- Reception Hall, Living Room with inglenook fireplace, Conservatory, Snug/Sitting Room, Kitchen Diner, Utility/Boot Room, Cloakroom.
- Large first Floor Landing, Large Master Bedroom with well appointed Ensuite Bathroom and walk in Wardrobe, 3 Further Double Bedrooms, Family Bathroom.
- Attractive south facing rear gardens backing onto fields, large Double Garage with area for Workshop, Versatile timber framed garden room/home office.

Location

The Cottage is situated in the village of Alpraham, within 2 miles of the popular villages of Tarporley and Bunbury. Chester 12 miles and Nantwich 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 surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alpraham 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

A timber framed storm porch sits above a solid timber front door, this opens to a spacious **Reception Hall** with staircase rising to the first floor, cloakroom off fitted with a low level WC, wash hand basin and benefitting from an understairs storage cupboard.



The reception hall gives access to the living room, sitting room, kitchen diner and a utility/boot room. The well proportioned **Living Room 7.4m x 4.1m** overlooks the attractive gardens features include a large inglenook style fireplace fitted with a gas fired (LPG) log burner effect stove set upon a yorkstone hearth, there are sympathetically restored exposed beamed ceilings and a glazed door gives access to the **Conservatory 5.6m x 2.8m**, this overlooks and gives access to the attractive south facing rear garden.

A versatile **Snug/Sitting Room 4.2m x 3.0m** forms part of the original 1810 cottage, this overlooks the front garden and includes a reclaimed cast iron fireplace with coal effect gas fire (LPG). The extended **Kitchen Diner 7.0m x 4.0m** also overlooks the front garden and is fitted with modern wall and floor cupboards complimented with quartz work surfaces. Appliances include a Range style cooker with five ring induction hob, double oven and extractor hood above, integrated dishwasher, space for a free standing fridge freezer. Within the Dining Area there is ample space for an 8 person everyday dining table (and larger for an occasion). Characterful original cottage features include exposed ceiling timbers and a restored Range situated within an inglenook style fireplace with operational living flame coal effect gas fire.

There is also a spacious **Utility/Boot Room 3.9m x 3.0m** this is fitted with additional storage cupboards and a Belfast style ceramic sink unit set beneath a quartz work surface. There is space for a washing machine and tumble dryer beneath the work surface as well as space for additional free standing white goods (chest freezer).

A spacious **First Floor Landing 5.2m x 2.4m** (dimensions include stairwell) gives access to the family bathroom and four double bedrooms (master ensuite). The large **Master Bedroom Suite 7.4m x 4.1m** overlooks the rear garden and fields beyond. Within the bedroom suite there is a walk in wardrobe and well appointed **Ensuite Shower Room**. **Bedroom Two 5.2m x 3.7m** is a generous double bedroom overlooking the side garden. **Bedroom Three 4.2m x 3m** and **Bedroom Four 4m x 2.5m** both overlook the front garden. The **Family Bathroom 3.1m x 2.3m** is fitted with a freestanding roll topped bath, pedestal wash hand basin and low level WC.

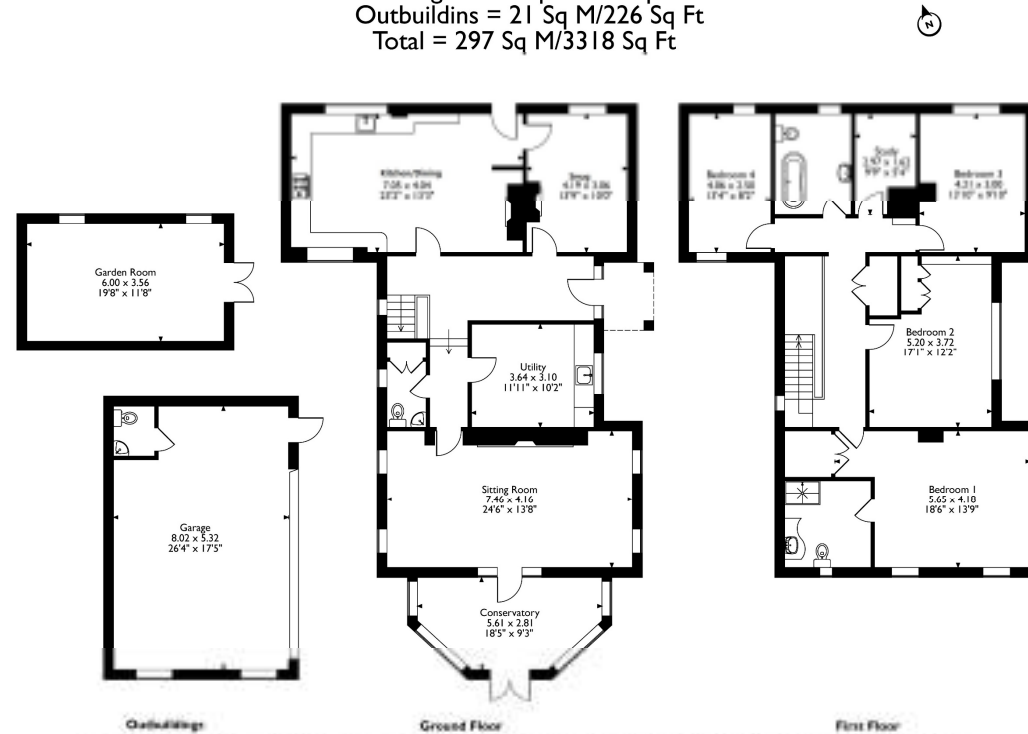
Externally

The property is initially accessed over shared tarmacadam entrance splay with the neighbouring property, this quickly divides to the drive for 'The Cottage'. The driveway continues down the side of the property to a substantial parking turning area at the rear with large **Detached Double Garage**. The extensive well maintained gardens extend to approximately 0.52 of an acre and the property is almost centrally positioned within its plot. The gardens to the front are principally laid to lawn and set the property almost 40m back from Chester Road. The cottage style gardens extend to the side and are south facing to the rear again principally laid to lawn interspersed with mature shrubs, at the bottom of the garden there is a fish pond adjacent to the fish pond there is a **Home Office 6m x 3.5m** which could be utilised as a garden room or teen room if desired. To the rear of the garage there is a **childs play area** laid to astro turf approximately **10m x 5m** where the current vendors have a trampoline and removable plunge pool. Large **Double Garage/Workshop 8m x 5.3m** accessed via an automated up and over door as well as a personal door with boarded roof space for storage, gardeners toilet electric light and power points.





Approximate Gross Internal Area
 Main House = 233 Sq M/2508 Sq Ft
 Garage = 43 Sq M/463 Sq Ft
 Outbuildings = 21 Sq M/226 Sq Ft
 Total = 297 Sq M/3318 Sq Ft



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

Mains water, electricity. Treatment plant drainage system compliant to 2020 Regulations.

Viewing

Viewings via Cheshire Lamont Tarporley office.

Directions

What3words : booklets.amid.circle

From Tarporley head towards Nantwich on the A51 for 2 miles upon reaching Alpraham and shortly after passing The Travellers Pub (closed) the driveway to the cottage will be observed on the right hand side.



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