



OAKMERE BARN
1-9

**CHESHIRE
LAMONT**

9 Oakmere Barns, Oakmere

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Oakmere, CW8 2DF

This Three Bedroom property provides spacious well proportioned accommodation benefiting from 3.0m ceiling heights and delightful rural walks which link up to Delamere Forest and the Whitegate Way.

- Spacious Reception Hall finished with oak flooring, well proportioned Open Plan Living/Dining Room, Kitchen Breakfast Room, Cloakroom.
- Inner Hallway giving access to three Double Bedrooms, Master Bedroom with En-suite Shower Room, Family Bathroom.
- Double width driveway providing parking for two vehicles, principally lawned gardens.

Location

The property is conveniently situated between Tarporley and Northwich at Oakmere which is in close proximity to Delamere Forest and the Whitegate Way. The highly popular village of Tarporley is just 5 miles South and offers comprehensive shopping facilities for everyday purposes, as well as boutique shops, coffee shops and restaurants, likewise the well renowned Hollies Farm Shop is approximately 2 miles away. Northwich Town Centre offers a further large selection of retail outlets including the national supermarkets as well as The Grange School at Hartford with Chester City Centre just 12 miles. Alternatively, the international airports of Liverpool and Manchester being approximately 21 miles and 22 miles respectively.

Accommodation

A solid timber front door gives access to a spacious **Reception Hall 3.6m x 2.5m** providing built in **Cloaks Cupboard** and separate **Cloakroom** fitted with low level WC and wall mounted wash hand basin. The Reception Hall is finished with an oak floor which continues down the Inner Hallway and also into the well proportioned **Open Plan Living/Dining Room 5.8m x 5.4m**, this is a spacious reception room and has a central fireplace for aesthetic purposes as well as glazed double doors opening onto the front garden. The room also benefits from 3.0m ceiling heights which can be found throughout the property. The **Kitchen Breakfast Room 4.6m x 2.6m** is extensively fitted with wall and floor cupboards, the work surface includes a one and a half bowl sink unit and drainer plus mixer tap. There is a two person breakfast bar, Stoves Range cooker with five burner gas hob and double oven with extractor above, integrated fridge freezer, dishwasher and washer dryer. There are three generous Double Bedrooms all of which overlook the garden.



The **Master Bedroom 5.2m x 3.9m** has a set of glazed double doors opening onto the garden and **En-suite Shower Room** fitted with a quadrant shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. **Bedrooms Two and Three** are both **4.6m x 2.5m**. The **Family Bathroom** is fitted with a panel bath with shower above, pedestal wash hand basin with low level WC and heated towel rail.

Externally

The property has a double width driveway laid to block setts providing parking to the front. A central pathway runs to the front entrance with lawned gardens to either side. The lawned gardens continue to the side of the property where the current vendors have a timber framed garden shed. The property benefits from views across open countryside.

Directions

From Tarporley proceed north on the A49 towards Warrington for 3 miles turning left at the first set of traffic lights onto the A54 signposted Kelsall and Chester follow this road for 1 mile and turn right at the Fishpool Inn into Abbey Lane. At next junction turn right onto the A556 signposted Northwich, continue for approximately 0.75 of a mile then turn left into Farm Road and the property will be found on the left hand side.

Services (Not tested)/Tenure

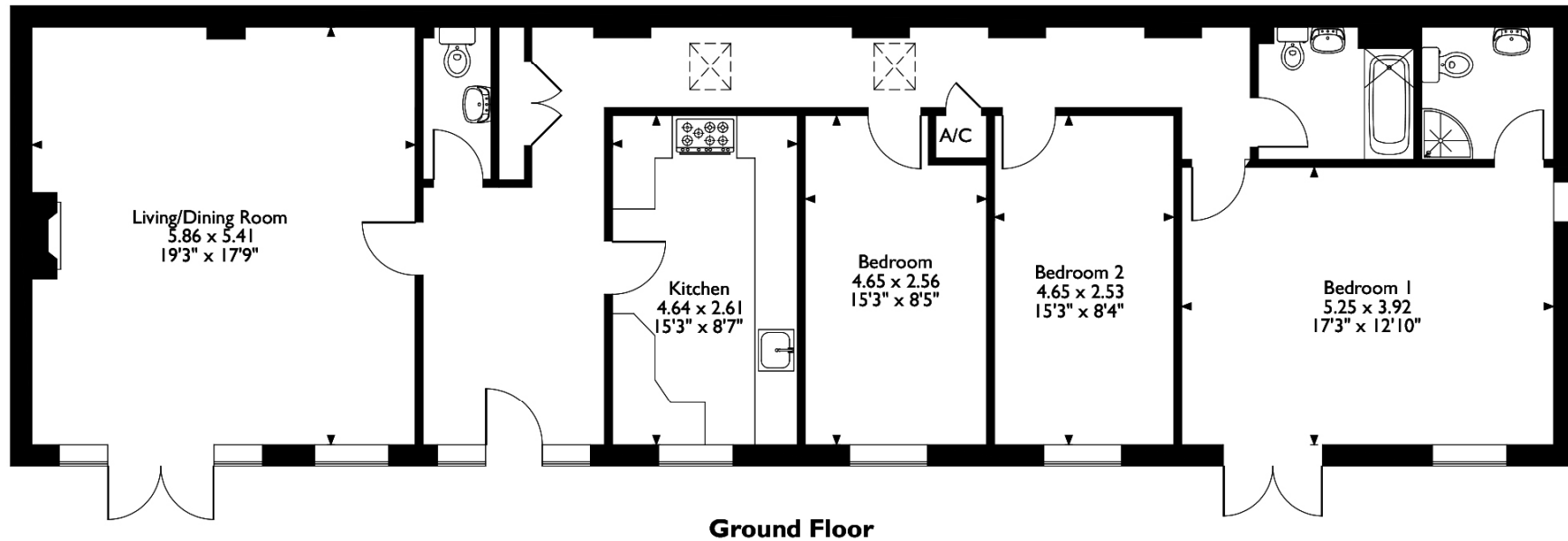
Mains Water, Electricity, Drainage, LPG/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area 1367 sqft/127 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.

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