



**CHESHIRE
LAMONT**

Chestnut Court, Off High Street, Tarporley

6 Chestnut Court, High Street, Tarporley, CW6 0UN

Centrally positioned in Tarporley village within a small courtyard development, this highly desirable three bedroom property offers well proportioned living accommodation which opens onto a south west facing roof garden situated above the single garage.

- Attractive courtyard setting within the centre of Tarporley village.
- Originally built by highly regarded local builders – Bell Meadow Developments.
- Entrance Hall with Cloakroom off, 8.5m open plan well proportioned Living/Dining Room with 9ft ceiling heights and glazed double doors opening onto a roof garden, Kitchen.
- 3 Bedrooms, 2 Bath/Shower Rooms.
- Parking space to the front of a Single Garage with roof garden above the garage.

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. 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 is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A panelled front door opens to the Entrance Hall with Cloakroom off fitted with a low level WC and wash hand basin.

A light and airy well proportioned open plan **Living/Dining Room** 8.5m overall benefits from 9ft ceiling heights with ornate coving.



The **Living area 5.0m x 4.5m** has a central fireplace fitted with a gas fired log burner effect stove, fitted shelving and glazed panelled double doors opening onto a south west facing roof garden which is situated above the garage. A timber effect floor runs seamlessly through into the **Dining Area 3.5m x 3.3m** this has a deep 2.2m sash window overlooking the pedestrian area of Chestnut Terrace with the High Street beyond, off the dining area there is a **Kitchen 3.3m x 2.2m** this also has a feature 2.2m deep sash window overlooking the High Street and is extensively fitted with wall and floor cupboards along with work surface incorporating a four burner gas hob with extractor above and double oven beneath, there is an integrated dishwasher, under counter fridge and space for washing machine.

To the first floor there are three bedrooms and two bath/shower rooms. **Bedroom One 3.8m x 3.1m** is situated to the rear and benefits from distant views to the Welsh hills in addition there is a built in wardrobe and an **Ensuite Shower Room**. **Bedroom Two 3.2m x 3.9m** benefits from a built in double wardrobe. **Bedroom Three 3.4m x 1.8m** has been fitted out as a study which likewise could be utilised as a dressing room if desired or alternatively converted back to a bedroom (by removing the fitted furniture). The main **Bathroom** includes a panelled bath with hand held shower attachment, pedestal wash hand basin, low level WC and a heated towel rail.

Externally

From within the courtyard of Chestnut Court there is a parking space situated to the front of the Single Garage. Steps rise from the garage/parking area to the front door, it also gives access to a south west facing paved garden above the **Garage 3.8m x 2.7m** which can be directly accessed via the French doors from the living room creating an attractive alfresco entertaining area.

Services

Mains gas, water, electricity and drainage.

Tenure

Leasehold - 999 years from 1st January 1994. Current ground rent is £100 per annum.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words : [costume.unloading.gems](#)

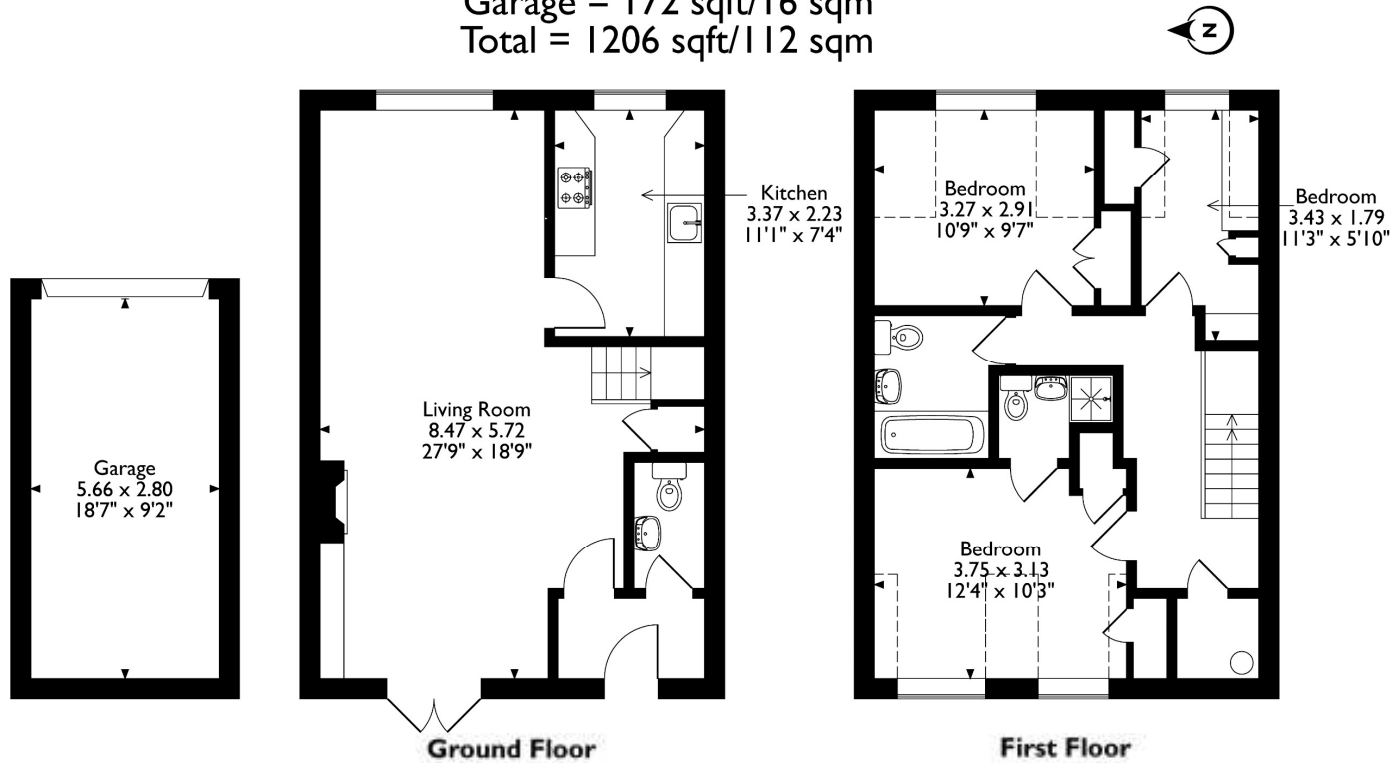
The property is situated to the rear of our office in the centre of Tarporley village. From the office proceed towards the car parking turning first right into Chestnut Court and the property will be found in the far right hand corner.

Agents Note

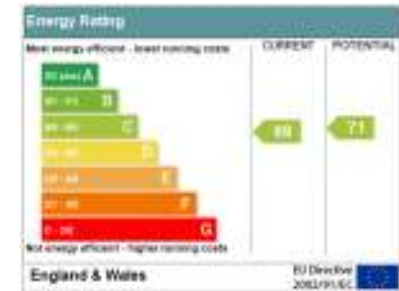
The sellers have not lived at the property and therefore cannot offer any guarantee or warranty to the condition of appliances or the central heating system.



Approximate Gross Internal Area
 Main House = 1034 sqft/96 sqm
 Garage = 172 sqft/16 sqm
 Total = 1206 sqft/112 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.



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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