



Bunbury, Nr Tarporley

**CHESHIRE
LAMONT**

The Mill House, Bowes Gate Road, Bunbury, Nr Tarporley, Cheshire, CW6 9PP

Holding a delightful rural location yet within walking distance of the facilities within Bunbury village this attractive Grade II Listed former Mill House offers well proportioned accommodation and scope for further extension, alteration and modernisation subject to consent from the relevant authorities. The property enjoys attractive cottage style gardens which extend to approximately one third of an acre.

- Attractive spacious central reception hall, sitting room, well proportioned living room with log burning stove, dining room, kitchen, rear porch/utility area with cloakroom.
- Three first floor bedrooms and bathroom.
- Attractive cottage style gardens principally laid to lawn extending to approximately one third of an acre which run down to the River Gowy.
- Conveniently situated in an attractive rural location within walking distance of Bunbury village facilities.

Accommodation

A storm porch sits above the panelled front door this opens to a spacious and welcoming central **Reception Hall 4.6m x 3.6m** with staircase rising to first floor, there are two original exposed ceiling timbers, window to front elevation, access to cellar and doors to the study and well proportioned lounge. The **Study 3.8m x 2.9m** also overlooks the attractive cottage style south facing garden and includes built in storage cupboards.

The well proportioned **Lounge 6.2m x 4.8m** overlooks the attractive gardens, has a central fireplace fitted with a Clearview log burning stove and beamed mantel above, off the living room there is a **Dining Room 3.6m x 2.7m** which could be incorporated into the kitchen to create a large 8.3m open plan kitchen diner. The current **Kitchen 4.4m x 3.0m** is fitted with wall and floor cupboards and a work surface there is a stainless steel sink unit, space for an electric cooker, undercounter Slimline dishwasher and fridge. Off the kitchen there is a **Rear Porch/Utility area** which includes a **Cloakroom**, plumbing for a washing machine, space for tumble dryer and freestanding fridge freezer.



To the first floor there are three bedrooms all of which overlook the attractive gardens and a bathroom. **Bedroom One 4.9m x 4.6m** is of a particularly generous proportion. **Bedroom Two 3.6m x 3.0m** is a further double bedroom. **Bedroom Three 3.2m x 2.6m** benefits from a built in wardrobe and has an original cast iron feature non operational fireplace. The **Bathroom 3.0m x 2.8m** is to the rear and although functional including panelled bath, pedestal wash hand basin and low level WC is of a period.

Externally

The property is situated in attractive cottage style gardens which extend to approximately one third of an acre these are principally laid to lawn incorporating mature well stocked borders and run down to the River Gowy.

Services

Mains water, electricity, private drainage. Freehold (Grade II Listed).

Viewing

Via Cheshire Lamont Tarporley office.

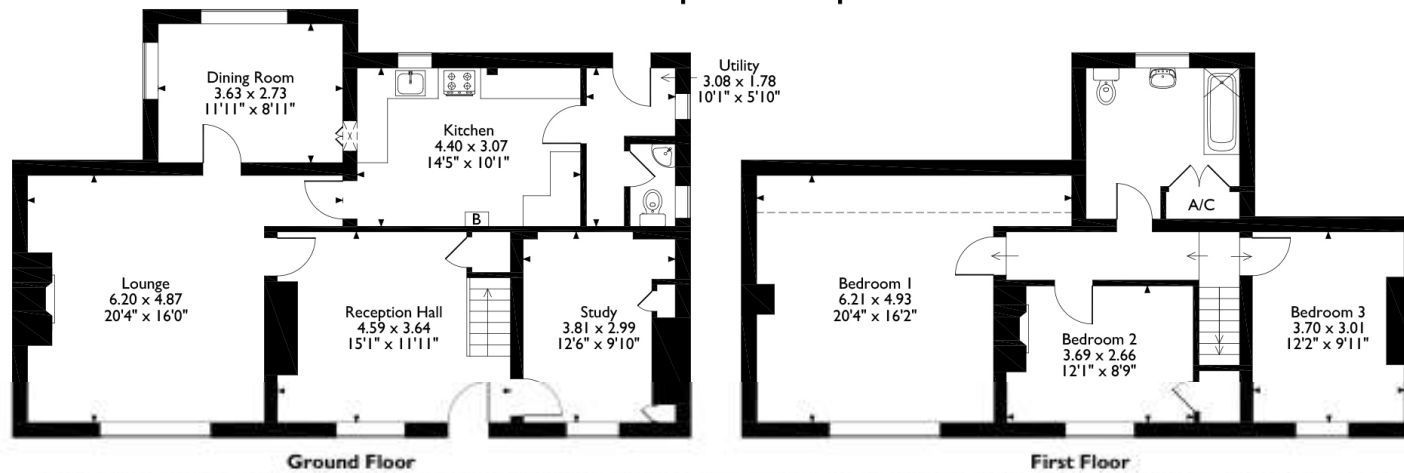
Directions

What3words : [journey.spotty.cringes](#)

From the centre of Bunbury village proceed along Vicarage Lane towards the Church passing the Dysart Arms on your left hand side. Continue out of the village for a short distance turning right for The Mill and Mill House will be found second property on the left hand side.



Approximate Gross Internal Area 1582 sqft/147 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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