



**CHESHIRE  
LAMONT**

**High Street, Tarporley**

# 13, High Street

## Tarporley, Cheshire, CW6 0EB

A delightful four bedroom village centre character property benefitting from attractive cottage style gardens, ample parking and garaging.

- Living Room, Dining Room, Garden/Family Room, Kitchen, Ground Floor Bedroom with Ensuite.
- Three first floor Bedrooms and spacious Family Bathroom.
- Attractive well stocked walled cottage style gardens, ample parking, Single 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 an entrance vestibule this leads into an attractive **Dining Room 4.2m x 3.7m** features include an original exposed sandstone fireplace and a woodblock floor. The **Inner Hallway** has a staircase rising to first floor with storage cupboard beneath and doors to the well proportioned Sitting Room and Kitchen.

The **Sitting Room 6.2m x 3.2m** is a further attractive reception room fitted with a gas fired stove and has a communicating door to a light and airy **Family/Dining Room situated to the rear 5.6m x 2.3m** this has an atrium style glazed roof further features include an exposed sandstone wall and a cast iron range, the current vendors utilise this as an informal sitting area as well as for everyday dining there is a communicating door to the kitchen and a versatile ground floor ensuite bedroom.



The **Kitchen 4.9m x 3.1m narrowing to 2.4m** is fitted with Shaker style wall and floor cupboards which are compliment with granite work surfaces. Appliances include a four burner gas hob with extractor above and oven beneath, integrated slimline dishwasher and washing machine. There is space for a free standing fridge freezer and a pair of glazed double doors give access to the attractive secluded cottage style rear garden.

The versatile **Ground Floor Bedroom 3.3m x 2.4m** could be utilised as a study if desired and benefits from a well appointed **Ensuite Shower Room off**. A spacious **First Floor Landing** (which potentially could be sub-divided for an ensuite shower room for Bedroom One if desired) gives access to three bedrooms and a bathroom.

**Bedroom One 4.2m x 3.7m** is a delightful room with original oversized exposed floor boarding, original cast iron fireplace, fitted wardrobes and a triple glazed window to the front. **Bedroom Two 3.7m x 3.1m** also benefits from a triple glazed window to the front and an original cast iron fireplace. **Bedroom Three 3.0m x 2.4m** is a further attractive single bedroom situated to the rear. The spacious **Family Bathroom 3.1m x 2.4m** is fitted with a free standing roll top bath, separate shower enclosure, pedestal wash hand basin, low level WC and a heated towel rail.

#### Externally

The property has pedestrian access directly available from the High Street and vehicular access off Forest Road which leads to a gravelled parking area at the rear which could accommodate up to 3 cars in addition to a **Single Garage 5.5m x 3.0m** this benefits from electric light and power points. From the gravelled parking area a gate gives access to a delightful walled cottage style garden which includes shaped lawns, well stocked borders and a vegetable garden area with steps leading down to a totally private and sheltered Indian stone laid patio creating the perfect sitting/entertaining area which can be directly accessed from the Kitchen.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

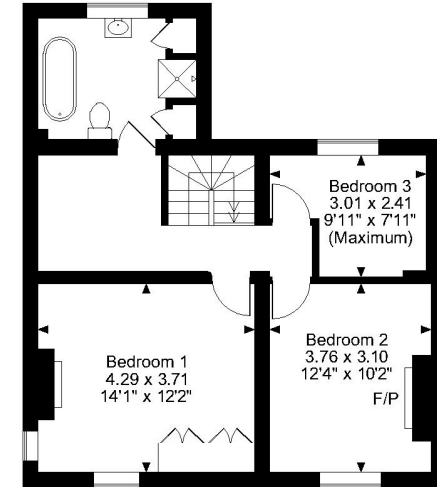
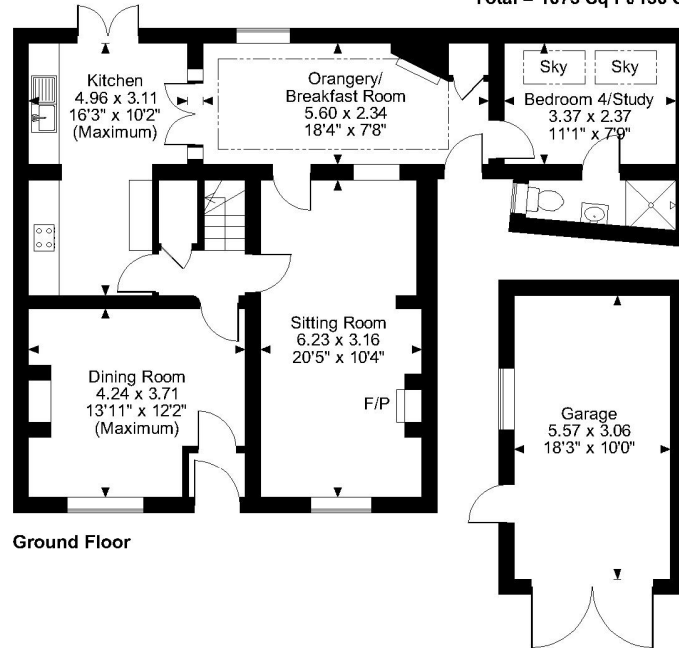
**What3words: pixel.dolphins.cycles**

From the Agents Tarporley office proceed up the High Street in a Northerly direction passing The Hollies for approximately 100m and shortly after the turning for Forest Road the property will be found on the right hand side.





**Approximate Gross Internal Area**  
**Main House = 1492 Sq Ft/139 Sq M**  
**Garage = 183 Sq Ft/17 Sq M**  
**Total = 1675 Sq Ft/156 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
**Tarporley**  
 Cheshire CW6 0UW  
 Tel: 01829 730700

5 Hospital Street  
**Nantwich**  
 Cheshire CW5 5RH  
 Tel: 01270 624441