



**CHESHIRE
LAMONT**

Beeston, Nr. Tarporley

Four Winds, Brook Lane, Beeston Nr. Tarporley, CW6 9TU

Holding a stunning position with uninterrupted views of Beeston and Peckforton Castles as a back drop, this well maintained detached three bedroom bungalow benefits from established mature gardens, two car garage and 2 acres of adjoining paddock.

- Stunning position with uninterrupted views of both Beeston and Peckforton Castles.
- Set within established mature gardens and two acres of adjoining paddock.
- Reception hall, well proportioned living room, dining room, kitchen breakfast room, conservatory/garden room, utility, cloakroom.
- 3 double bedrooms, 2 bathrooms (one ensuite).
- Attractive well stocked gardens, two large single garages.

Location

Beeston is a small hamlet situated between Tarporley and Bunbury Villages, both villages offer excellent day to day facilities along with primary schools within the catchment of a leading secondary school in Tarporley, together with established transport to independent schools both in Shropshire and Cheshire. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills. Nearby links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe. Crewe railway station is situated within 14.5 miles and provides a service to London Euston within 1 hour 40 minutes.

Accommodation

A brick pillared storm porch sits over a part glazed panelled front door, this opens to a welcoming **Reception Hall** finished with timber effect flooring, off the reception hall there is access to the living room and dining room both of which in turn give access to the kitchen breakfast room. The Inner Hallway gives access to three double bedrooms (one with ensuite) and the family bathroom.



The well proportioned **Living Room 5.6m x 5.4m** offers stunning views over the surrounding countryside with both Beeston and Peckforton Castles as a backdrop, a central fireplace is ready for an open grate or alternatively could be flued for a log burning stove. A set of glazed double doors open onto the garden.

The **Dining Room 4.1m x 3.3m** is a further well proportioned reception room, this overlooks the front garden and comfortably accommodates an 8/10 person dining table and potentially larger for an occasion. The **Kitchen Breakfast Room 5.4m x 3.8m** also benefits from magnificent views towards Beeston Castle and is fitted with oak fronted wall and floor cupboards. Appliances include a Range cooker with double oven, five ring ceramic hob and extractor above. There is an integrated dishwasher and space for a free standing fridge freezer, along with space for a central 6 person everyday dining table, a tiled floor runs throughout and continues into the rear porch which in turn gives access to the **Utility Room** with sink and space for washing machine and tumble dryer and recently updated Worcester Bosch oil fired boiler as well as a **Cloakroom** with low level WC and pedestal wash hand basin.

Also accessed off the kitchen is a **4.3m x 3.9m Conservatory/Garden Room** which overlooks and gives access to the gardens along with views towards the two castles. **Bedroom One 3.9m x 3.9m** enjoys the views of the Castle and benefits from a spacious **Ensuite Bathroom 3.2m x 1.8m** this is fitted with a panelled bath, large shower facility, pedestal wash hand basin and low level WC. **Bedroom Two 3.3m x 3.2m** and **Bedroom Three 3.3m x 3.0m** both overlook the front garden. The **Family Bathroom** is fitted with a 'P' shaped bath with shower facility above, pedestal wash hand basin and low level WC.

Externally

A splayed entrance with double gates opens onto a gravelled driveway this provides ample parking and turning space along with giving access to two large Single Garages one with an automated door. The driveway is flanked on one side with a mature well stocked border and lawn to the other which continues around the side of the property to the rear garden which offers stunning uncompromised views towards both Beeston and Peckforton Castles. There is a further courtyard garden area landscaped to a cottage style which is particularly sheltered and benefits from direct access from the garden room. The garden extends and includes an orchard area and vegetable patch. The two interconnecting paddocks which extend to approximately 2 acres include a field shelter and road access as well as pedestrian access from the garden.

Directions

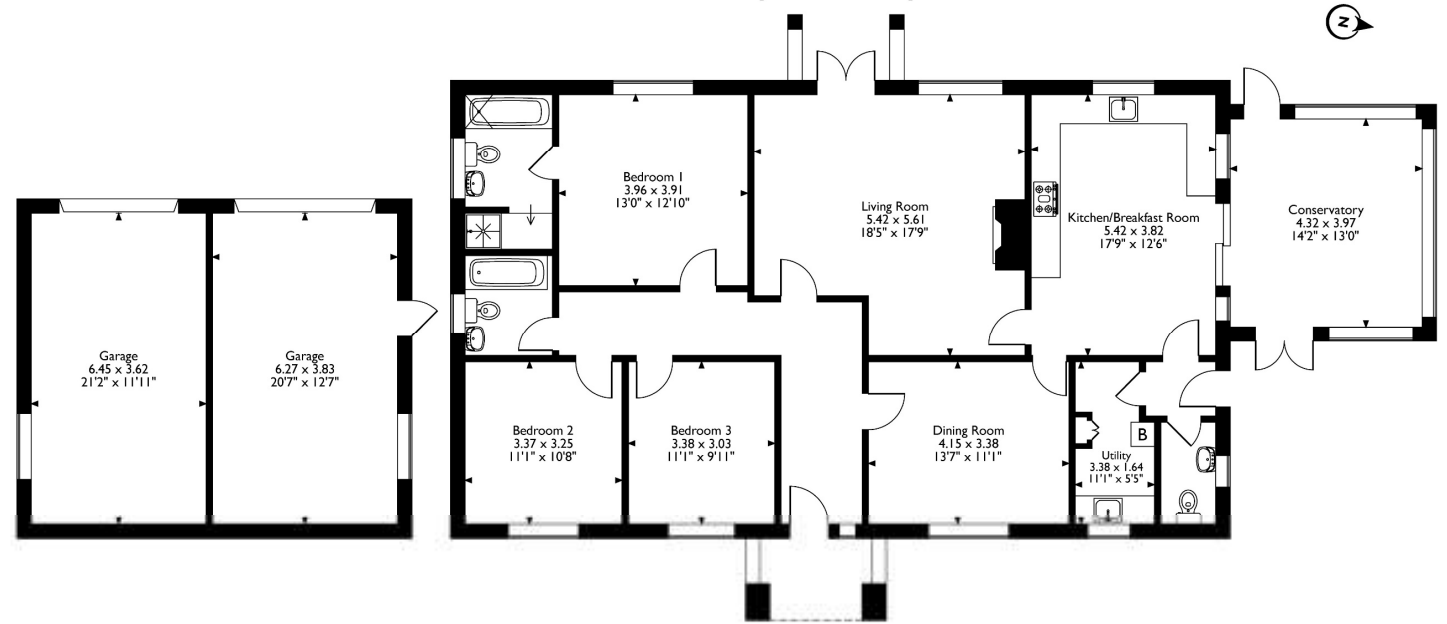
What3words : drive.confident.butterfly

From Tarporley head south on the A49 towards Whitchurch proceeding for 2 miles turning right shortly after Beeston Animal Feeds into Brook Lane signposted Beeston Castle. Follow this road for a further mile and the property will be found on the right hand side.





Approximate Gross Internal Area
 Main House = 1690 sqft/157 sqm
 Garage = 527 sqft/49 sqm
 Total = 2217 sqft/206 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.

Agents Note – Conditions of Sale

There will be no conditions on the property regarding extension or development of the existing property, although there will be conditions regarding replacement and additional dwellings. For more information contact the Agent.

Services

Mains water, electricity, oil fired central heating, private drainage compliant to 2020 Regulations.

Viewing

Via Cheshire Lamont Tarporley office



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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