



**CHESHIRE
LAMONT**

Ashton Hayes, Nr. Tarvin, Chester

6 Whitegate Lane Ashton Hayes, Nr. Tarvin, Chester, CH3 8DF

Extensively modernised, extended and reconfigured over recent years to create a stunning four bedroom family home centrally positioned within Ashton village benefitting from a quiet cul-de-sac position overlooking fields to the rear.

- Reception and Inner Hallway finished with woodblock flooring, light and airy Living Room fitted with log burner, stunning 'L' shaped open plan Kitchen Dining Room with doors opening to entertaining terrace.
- Two versatile ground floor Double Bedrooms and a Shower Room.
- Two First Floor Double Bedrooms and well appointed Bathroom with Shower.
- Ample parking to the front, Garage/Workshop, enclosed Rear Garden overlooking and backing onto fields.

Location

The property is situated in the popular village of Ashton Hayes which provides a well-supplied village shop/post office for everyday purposes with the larger villages of Kelsall and Tarvin within just 2 miles drive providing a larger choice of local shops including "Duttons" a highly regarded local butchers in Kelsall, alternatively Tarporley and Chester are both 7 miles drive. Ashton Hayes village provides a good primary school and children's nursery with secondary education in Tarporley or Christleton, for those looking for outdoor pursuits local walks can be found along the footpaths and nearby Delamere Forest with Rugby, Football, Hockey, Cricket, squash, Tennis and a number of Golf Clubs all within a 15 Minute drive. Tarvin 2 Miles; Kelsall 2 Miles; Tarporley 7 Miles; Chester 7 Miles

Accommodation

A Storm Porch sits above the front door, this opens to a welcoming **Reception Hall** finished with a woodblock floor which continues into the **Inner Hallway** this has an oak detailed staircase rising to a feature galleried first floor landing with storage cupboard beneath.

There is an attractive light and airy **Living Room 4.8m x 3.7m** features include the view over the rear garden and fields beyond via a large picture window and glazed door which opens onto a large paved sitting/entertaining area. Additional features include a Minster stone fireplace and hearth incorporating a log burning stove, engineered oak flooring runs throughout.



The **open plan 'L' shaped Kitchen Diner 6.8m x 6.3m maximum dimensions** is initially accessed via a spacious dining area which comfortably accommodates an 8 person dining table (and larger for an occasion). A set of glazed double doors open onto the large patio creating the perfect alfresco entertaining space with views over the garden and countryside beyond. The kitchen area is extensively fitted with wall and floor cupboards including a pantry cupboard and complimented with quartz work surfaces which extend into a breakfast bar. Appliances include a four ring induction hob with extractor above, two fan assisted ovens, integrated larder fridge, larder freezer and a dishwasher. A further set of glazed double doors open onto the patio.

From the hallway there are two versatile ground floor double bedrooms and a shower room with a further two double bedrooms and bathroom to the first floor. **Bedroom Three 4.6m x 3.8m** benefits from built in wardrobes/storage cupboards and is currently utilised as an additional reception room/play room. **Bedroom Four 3.6m x 2.8m** is currently utilised as a study. The **Shower Room 2.7m x 1.6m** doubles up as a **Utility Room** and is fitted with a contemporary shower enclosure, wall mounted wash hand basin, low level WC, contemporary radiator and provides space for a washing machine and tumble dryer.

The **light and airy Galleried Landing** which overlooks the inner hallway below provides space for and is currently utilised as a **home office area**. Off the landing there is a large **Walk In Wardrobe 1.7m x 1.1m**. **Bedroom One 4.5m x 3.8m maximum dimensions** has a feature apex window fitted with plantation blinds. **Bedroom Two 4.1m x 4.0m (maximum dimensions)** offers attractive views over the rear garden and fields beyond. The well appointed **Family Bathroom** (refitted in 2023) includes a free standing roll topped bath, large shower facility, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail and heated tiled floor.

Externally

To the front of the property there are two driveways with a lawned garden between. One of the driveways provides parking to the front of a **Single Garage/Workshop 5.4m x 2.2m** the other drive widens out to a double car width to provide ample additional parking. Access can be taken along the side of the property to the enclosed rear garden. The attractive rear garden includes an 8m x 4m paved sitting/entertaining area which can be directly accessed from the living room, dining area and kitchen, steps lead down from the patio to a lawned garden beyond which overlooks and backs onto the fields.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.





Approximate Gross Internal Area
 Main House = 1464 sqft/136 sqm
 Garage = 129 sqft/12 sqm
 Total = 1593 sqft/148 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.



Directions

What3words : chins.spaceship.gangs.

From Tarvin head towards Northwich on the A56 Chester Road for approximately 1 mile turning left onto the B5393 Ashton Road signposted Ashton and Frodsham. Just prior to the centre of the village turn left into Peel Hall Lane and first left into Whitegate Lane and the property will be found after a short distance on the right hand side.

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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

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

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