



CHESHIRE  
LAMONT

Little Ash, Tarporley

# Little Ash

Rode Street, Tarporley, CW6 0EF

A unique opportunity to purchase a Three Bedroom Detached converted barn with four acre paddock, stabling and planning consent for the conversion of a single storey outbuilding to provide a two bedroom self contained annex.

- Spacious Reception Hall, Well proportioned Living Room with log burner, Kitchen Breakfast Room fitted with handmade units, Dining Room/Bedroom 3, Spacious well appointed Bathroom.
- Two First Floor Double Bedrooms, Ensuite Shower Room.
- Four Acre Paddock with recently erected stable block providing four stables and two stores.
- Former stable block approximately 750 sqft benefitting from Planning Consent for conversion to two bedroomed well proportioned self contained annex, Planning Reference 23/02589/FUL.

## Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. Nearby to the McDonald Portal Hotel, Golf and Spa. 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 surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

## Accommodation

The front door opens to a spacious light and welcoming **Reception Hall 3.2m x 3.0m** this is finished with oak flooring which compliments the Oak staircase rising to the first floor. The Reception Hall is open plan to the **Kitchen Breakfast Room** and also gives access via double doors to the well proportioned **Living Room 5.3m x 4.1m** this attractive reception room has a 2.6m ceiling height central fireplace fitted with a log burning stove set upon a slate hearth with beamed mantel above. Bespoke fitted shelving and cupboards are situated either side of the chimney breast. Solid Oak flooring runs throughout and glazed double doors open to a south facing rear garden with the equestrian facilities and paddock beyond.



The **Kitchen Breakfast Room 5.2m x 3.4m** is fitted with a handmade kitchen units these are complimented with granite work surfaces. Appliances include a Range cooker with 5 burner gas hob and double oven with extractor above, there is an integrated fridge freezer and dishwasher as well as plumbing for a washing machine. Off the kitchen there is a versatile **Dining Room 3.8m x 3.4m** this was used by the previous vendor as a **Third Bedroom**. The dimensions include built in storage cupboards/wardrobes. Off the reception hall there is a well appointed **Bathroom 3.1m x 2.1m**, this is fitted with a contemporary free standing bath, separate shower enclosure, wall mounted wash hand basin, low level WC, heated towel rail, part tiled walls and a tiled floor.

To the first floor Oak flooring runs throughout other than in the Ensuite shower room. **Bedroom One 4.2m x 3.6m** benefits from fitted wardrobes, offers attractive views over the gardens and fields beyond and benefits from a well appointed **Ensuite Shower Room** this is fitted with a large shower facility, contemporary wall mounted wash hand basin, low level WC, heated towel rail, tiled walls and a tiled floor. **Bedroom Two 3.6m x 3.3m** is a further light and airy bedroom providing space for either free standing or fitted wardrobes if desired.

#### Externally

A shared driveway with the adjacent property leads to double gates which open onto a private courtyard for Little Ash. The courtyard provides ample parking and turning space along with a former stable block which benefits from planning permission for conversion to a **Two Bedroom Residential Annex/Guest Suite** to be used in conjunction with the main property. The gardens for the property are principally laid to lawn and enjoy a southerly aspect overlooking and adjoining the **4 Acre Paddock** beyond. There is also a large **Patio Area 9.5m x 4.3m** which can be directly accessed from the Living Room and Reception Hall creating a convenient alfresco entertaining area. From the shared driveway there is access to a **4 acre** field which includes **Four Loose Boxes** and **Two Stores** both **3.5m x 3.4m**.

#### Planning Permission

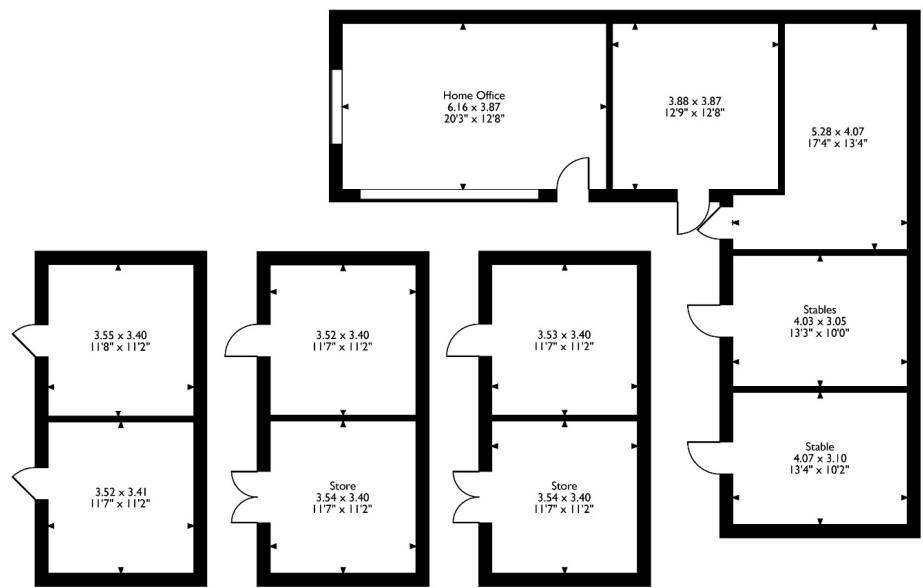
Planning permission for conversion of the former stable block to create a two bedroom annex – Planning Application 23/02589/FUL and was granted by Cheshire West and Chester Council on 13<sup>th</sup> August 2024.

#### Directions

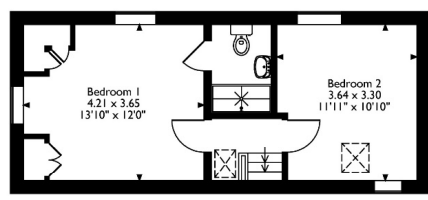
What3words : stack.dorms.irritate.

From the Agents' Tarporley office leave the village on the A51 towards Chester and after 1 mile the driveway to Little Ash will be found on the left hand side.

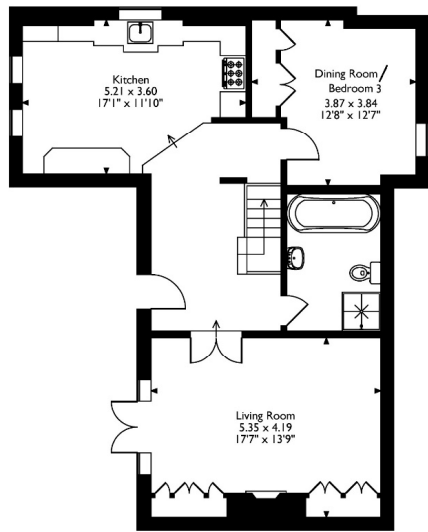




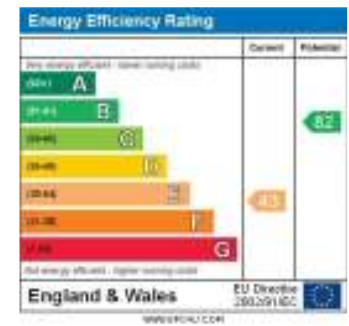
Outbuilding



First Floor



Ground Floor



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.

**Services/Tenure**

Mains water and electricity. LPG gas fired central heating. Private drainage shared with neighbouring property compliant to 2020 Regulations.  
Tenure - Freehold.

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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