



CHESHIRE  
LAMONT

High Street, Tarporley

# 30 High Street

## Tarporley, Cheshire, CW6 0DX

Centrally positioned within Tarporley village this delightful three bedroomed apartment benefits from an 11.5m (37'9") open plan kitchen dining living room which opens via bi-fold doors onto an attractive south west facing roof garden ideal for alfresco entertaining.

- Entrance Hall, Living/Dining Room open plan to well appointed Kitchen Breakfast Room, versatile formal Dining Room/Study, Bathroom with shower.
- Three Bedrooms.
- South west facing roof garden perfect for alfresco entertaining accessed via bi-fold doors from the kitchen breakfast room.

### 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 glazed panel door opens to the **Reception Hall** this is fitted with oak flooring and has three large bespoke floor to ceiling shelved storage cupboards and a staircase rising to the first floor landing which in turn gives access to a versatile **Formal Dining Room/Study 3.66m x 2.05m** which overlooks the High Street and well proportioned **Living/Dining Room** with open plan **Kitchen Breakfast Room** beyond which has bi-fold doors from the kitchen opening onto a large roof terrace, ideal for alfresco entertaining.

The **Living/Dining Room 6.9m x 4.0m** is particularly light and airy with feature large mullion style windows overlooking the High Street, the room comfortably accommodates an 'L' shaped sofa and easy chairs, occasional table along with ample space for a dining table. Further features include the 2.8m (9') ceiling height and a wood floor.





The well appointed **Kitchen Breakfast Room 4.2m x 4.0m** is extensively fitted with gloss fronted wall and floor cupboards along with matching centre island providing a breakfast bar. Integrated appliances include a four ring induction hob with extractor above, Bosch double oven, larder fridge, larder freezer, dishwasher and washer dryer. Bi-fold doors open onto a **4.0m x 4.0m (max) south west facing paved roof terrace** which enjoys an attractive outlook to the rear and is ideal for alfresco entertaining.

The well appointed **Bathroom** is fitted with a roll topped bath, quadrant shower enclosure, wall mounted wash hand basin with drawer units beneath and mirrored medicine cupboard above, low level WC, heated towel rail and heated tiled floor. To the upper floors there are three bedrooms. **Bedroom One 4.9m x 3.1m** benefits from built in wardrobes. **Bedroom Two 3.6m x 2.7m** and **Bedroom Three 2.9m x 2.6m deepening to 4.2m** into recess both overlook the pretty High Street scene opposite.

The seller owns the retail shop below the property and is willing to consider a disposal subject to a separate negotiation.

#### Services

Mains water, electricity and drainage.

#### Tenure

Leasehold.

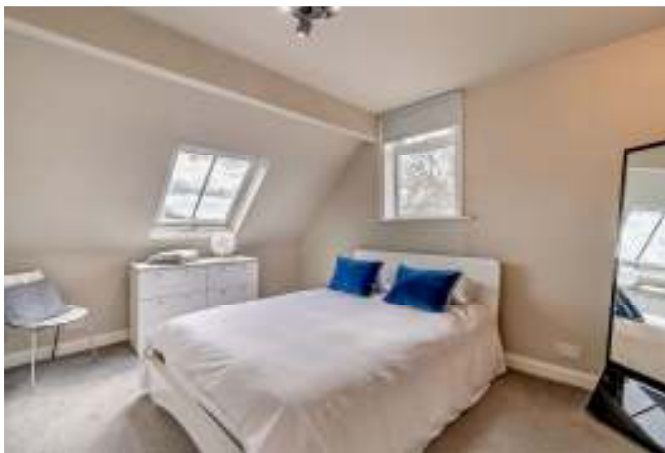
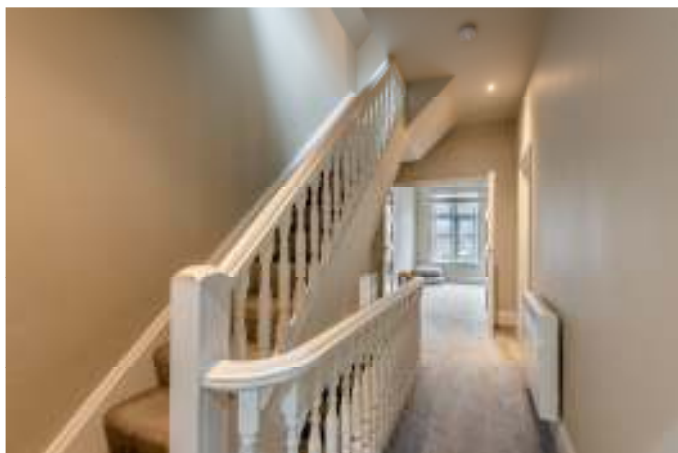
#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

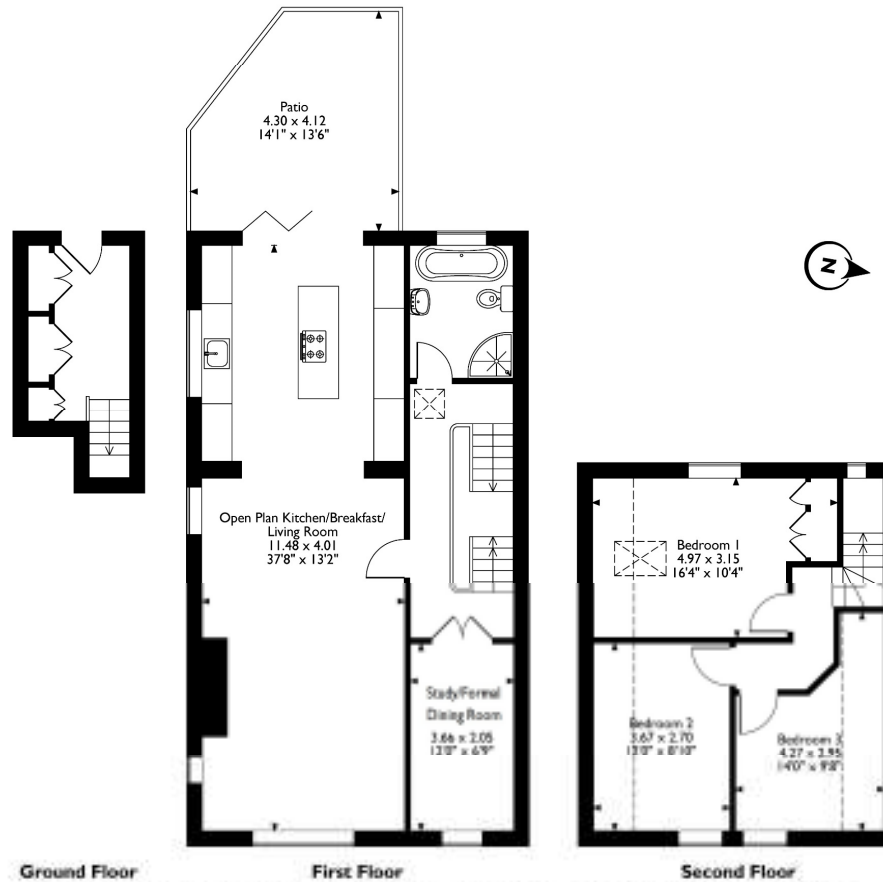
##### What3words : [lobster.swerves.mastering](https://www.what3words.com/)

From the Agents office on the High Street turn left and proceed up the High Street past The Hollies Farm Shop and immediately after Chestnut Grange on the left turn left into The Close and follow the driveway round to the right and the pedestrian access to number 30 is made from the first gate on the right hand side.

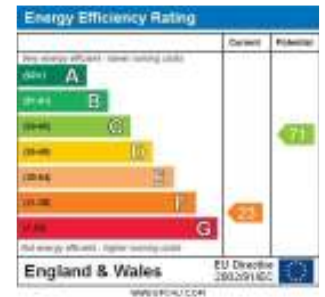




Approximate Gross Internal Area  
1184 sqft/110 sqm



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.



**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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[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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