



CHESHIRE
LAMONT

Rue De Bohars, Tarporley

9 Rue De Bohars

Tarporley, Cheshire, CW6 9HF

Conveniently situated within half a mile of Tarporley High Street this well presented and extended detached four bedroom family home offers well proportioned accommodation along with a south west facing rear garden.

- Reception Hall, Living Room with box bay window, 8.4m Kitchen Dining Family Room open plan to Garden Room extension, Utility Room, Cloakroom.
- Four Bedrooms, Two Bath/Shower Rooms.
- Double width tarmac driveway, former Single Garage partly converted to create Utility Room with balance providing useful garden/bike storage, south west facing rear garden with views towards the school playing field.

Location

Situated within walking distance of the thriving high street of Tarporley which 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 and community centre. There are highly regarded primary and secondary schools in the village and a number of bus services to nearby private schools. A regular bus service from the village 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 glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A part glazed panelled front door opens to the **Reception Hall** this gives access to the Living Room, Kitchen Dining Family Room and a Cloakroom. A staircase rises to the first floor. The well proportioned **Living Room 3.6m x 4.3m deepening to 5.1m** within a box bay window which overlooks the front garden. A central non operational fireplace is fitted with an electric fire for aesthetic purposes, oak flooring runs throughout. To the rear of the property there is a magnificent **8.4m open plan Kitchen Dining Family Room** this is open plan to a **3.3m x 2.5m Garden Room extension** which benefits from a large picture window overlooking the rear garden and bi-fold doors opening onto a decked sitting/entertaining area.



The Kitchen was refitted in 2021 with modern Shaker style wall and floor cupboards which include a pull out corner carousel unit. Appliances include a four ring induction hob with extractor above, fan assisted oven, microwave combi oven and a dishwasher. There is a housing unit for a large fridge freezer. The central dining area has glazed double doors opening onto the rear garden, beyond the dining area the current vendors have a sofa and informal family sitting area.

Off the kitchen there is a **Utility Room 2.5m x 2.1m** this was converted from part of the former single garage. It is fitted with additional wall and floor cupboards, a sink unit and provides space beneath the work surface for a washing machine and a condenser dryer. The **Cloakroom** accessed off the reception hall is fitted with a low level WC and wash hand basin.

To the first floor there are four bedrooms and two bath/shower rooms (one ensuite). **Bedroom One 4.6m x 4.0m** has a box bay window overlooking the front garden, built in wardrobes and matching bedroom furniture with an **Ensuite Shower Room** off fitted with a quadrant shower enclosure, pedestal wash hand basin, low level WC and heated towel rail/radiator. **Bedroom Two 3.8m x 2.6m** also overlooks the front garden. **Bedroom Three 3.2m x 2.6m deepening to 3.5m** for a wardrobe/study area recess, this overlooks the rear garden as does **Bedroom Four 3.2m x 2.5m**. The Family Bathroom is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

Externally

A double width tarmacadam driveway provides parking to the front of the property along with giving access to a former single garage (which now provides a useful storage facility being shortened to create the **Utility Room** – note floor plan). The front garden is principally laid to lawn incorporating stocked borders. Access can be taken along the side of the property to the enclosed rear garden which includes a **5.6m X 2.7m Decked Sitting/Entertaining Area** which can be directly accessed from both the Kitchen and Garden Room with lawned gardens beyond edged with stocked borders. Steps lead down to a garden area which includes a large patio and ornamental pond.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley Office on 01829 730700.

Directions

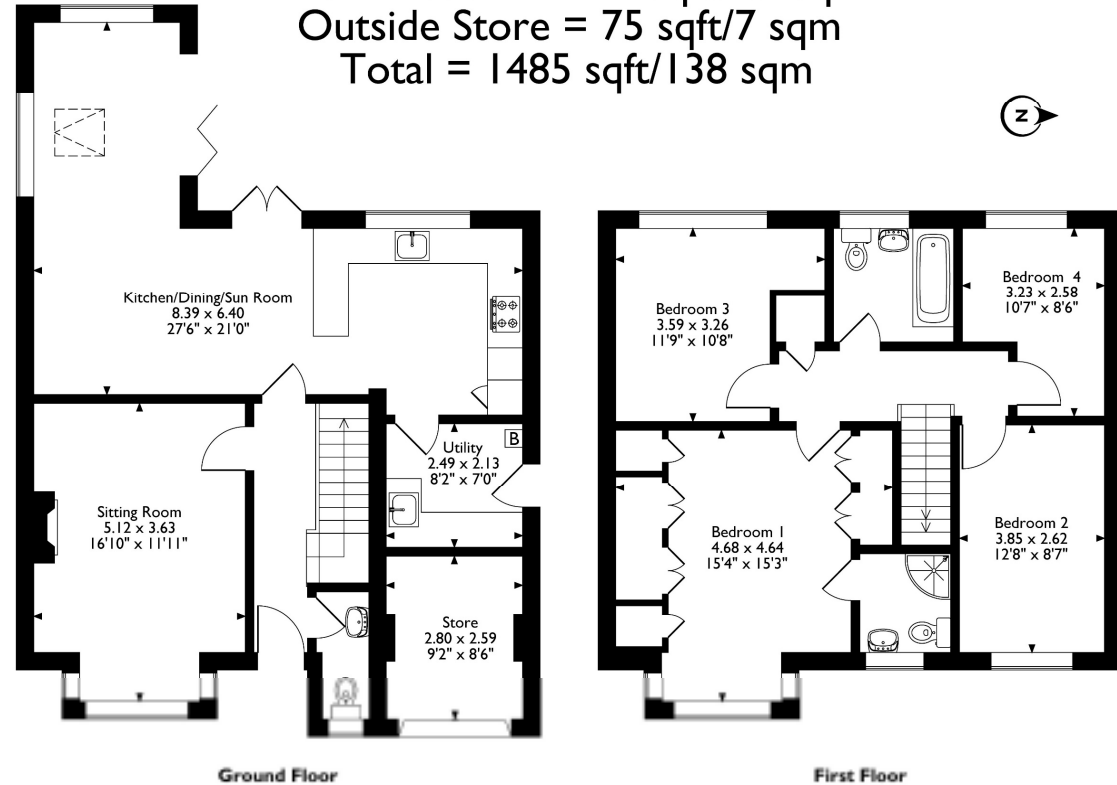
What3words : discrepancy.eliminate.doze

From Tarporley High Street proceed down the High Street in a southerly direction passing the petrol filling station on the left hand side turning immediately left into Eaton Road. Take the first fork right into Bowmere Road which leads into Brook Road. Proceed up Brook Road turning right into Rue De Bohars.





Approximate Gross Internal Area
Main House = 1410 sqft/131sqm
Outside Store = 75 sqft/7 sqm
Total = 1485 sqft/138 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.



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