



CHESHIRE
LAMONT

Beeston, Nr. Tarporley

Castle View, 7 Tattenhall Lane, Beeston, Nr. Tarporley, CW6 9UA

Set beneath Beeston Castle this well presented and deceptively spacious extended four bedroomed family home offers well proportioned accommodation along with a south facing rear garden.

- Significantly extended family property.
- Delightful rural hamlet setting with views of Beeston Castle.
- Living Room, Open plan extended Kitchen Dining Family room, Utility, Cloakroom.
- 4 Bedrooms, 2 Bath/Shower Rooms.
- Attractive south facing rear garden, Parking.
- Rented Garage Available (Rented from Local Authority).

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 canopied storm porch sits above a part glazed panelled front door this opens to the Entrance Hall which has a staircase rising to the first floor and doors off opening to the well proportioned Living Room and large 'L' shaped extended open plan Kitchen Dining Family Room.

The **Living Room 5.0m x 3.5m** has a central fireplace fitted with a Clearview log burning stove and beamed mantel above, a box bay window overlooks the front garden.



The extended 'L' shaped **Kitchen Dining Family Room 8.5m x 7.1m** (maximum dimensions note floor plan) this also has a box bay window overlooking the front garden providing views of Beeston Castle. The kitchen area is extensively fitted with wall and floor cupboards complimented with granite work surfaces along with a peninsular unit creating a four person breakfast bar. Appliances include a Stoves Range cooker with double oven and five ring ceramic hob with extractor above, there is an integrated dishwasher and a housing unit to accommodate an American style fridge freezer. Oak effect flooring runs throughout and continues into the Dining Area which comfortably accommodates an 8/10 person dining table and has bi-fold doors opening onto the south facing rear garden. Off the kitchen there is a useful understairs storage cupboard as well as a corridor to the side of the property which gives access to both the front and rear gardens as well as a storage cupboard, the Utility Room and a **Cloakroom** this is fitted with a low level WC and wall mounted wash hand basin. The **Utility Room** is fitted with additional wall and floor cupboards and a work surface incorporating a stainless steel sink unit. Beneath the work surface there is plumbing and space for a washing machine and tumble dryer.

To the first floor there are three bedrooms and two bath/shower rooms with a fourth bedroom within the converted roof space which potentially could accommodate an ensuite facility if desired.

Bedroom One 3.6m x 3.5m benefits from built in wardrobes and has an Ensuite Shower Room which also is fitted with a wash hand basin. **Bedroom Two 3.5m x 2.4m** also benefits from a built in wardrobe as does Bedroom Three 2.9m x 2.1m both these bedrooms offer views towards Beeston Castle. The spacious **Family Bathroom 2.6m x 2.4m** is fitted with a double ended bath with central mixer tap serving a shower head above. There is a wash hand basin with storage cupboards beneath and a low level WC with an enclosed cistern.

The converted **Attic Space 11.5m x 2.8m** overall offers elevated views to both the front and rear over the surrounding countryside including Beeston Castle. Within the bedroom there is space to create a walk in wardrobe area and potentially an Ensuite Shower/Wet Room, note floor plan.

Exterior

To the front of the property there is a lawned garden and pathway from the front gate leading to the front door. The enclosed south facing rear garden includes a large Indian stone patio area and lawned gardens with stocked borders. A gate within the rear boundary gives access to an allocated car parking space which is owned by the Local Authority. There is also a Single Garage with parking to the front which the current vendors rent from the local authority on a monthly basis (which they have done since July 2021 as did the predecessor at a cost of £64.62 per month).

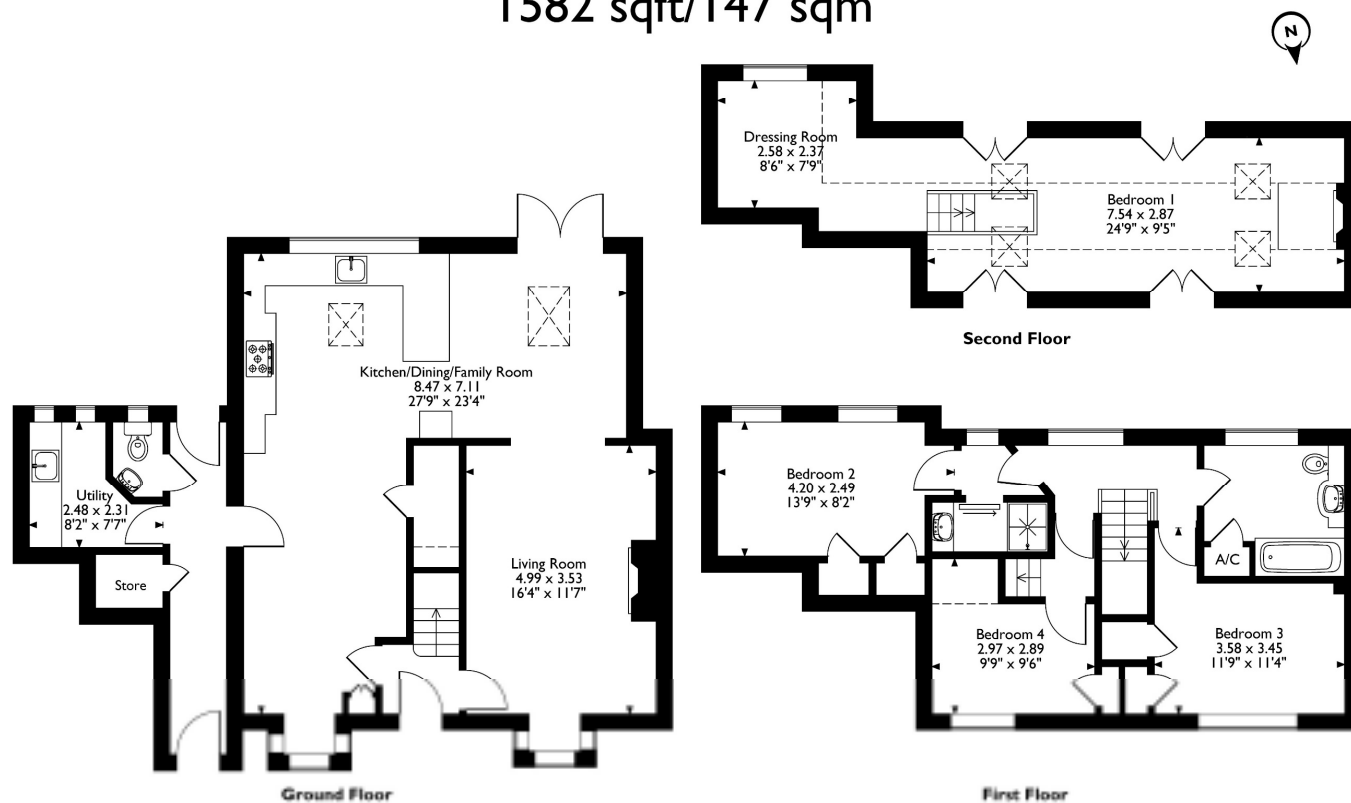
Services

Mains water, electricity, oil fired central heating, drainage adopted by United Utilities.





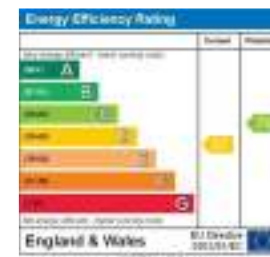
Approximate Gross Internal Area
1582 sqft/147 sqm



Directions

What3words : captive.foster.leathers

From Tarporley proceed down the High Street past the petrol filling station to the Bypass turning left towards Nantwich and at the next set of traffic lights turn right onto the A49 Whitchurch Road. Proceed for approximately 1.5m miles passing under the railway bridge turning right shortly after onto Dean Bank signposted Beeston Castle. Continue into Beeston Village turning right into Tattenhall Lane and the property will be found on the left 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