



Duddon, Nr. Tarporley





The Old Shippon, Willington Road, Duddon, Nr. Tarporley, Cheshire, CW6 0HD.

Conveniently situated between Tarporley and Tarvin this stunning detached four bedroom converted barn was sympathetically restored to create an attractive characterful family home providing modern day living requirements, yet retaining the character and integrity of the original property. The Old Shippon is set within delightful professionally landscaped gardens, has a large single garage and ample parking provision.

- Attractive and welcoming Reception Hall, well proportioned Living Room with log burner and Library area off, second Sitting Room currently utilised as a large Study, Dining Room open plan to well appointed Kitchen Breakfast Room, Utility, Cloakroom. All windows downstairs are fitted with plantation shutters.
- Master Bedroom with Dressing Area and Ensuite Shower Room, three further Bedrooms and two additional Bathrooms.
- Attractive professionally landscaped gardens, large Single Garage, ample parking provision.
- Double glazed throughout, underfloor heating throughout the ground floor accommodation, far reaching views to the Utkinton and Willington Hills.

Location

Duddon is conveniently situated between Tarporley and Tarvin and just 7 miles from Chester City Centre. The highly regarded Duddon Primary school is only a 500 yard walk from the house and the secondary school at Tarporley is within catchment 3 miles. Both the villages of Tarporley and Tarvin offer comprehensive shopping facilities for every day purposes, alternatively Chester City Centre offers national retailing outlets. On a recreational front there are a variety of sporting and golf clubs as well as local Equine centres and rides including the Delamere loop and The Gallops, a 3.5 mile cross country ride. The convenience of the A51 leading to the M53 and M56 make Liverpool, Manchester, North Wales and the North West centres of commerce more easily commutable. Tarvin 2.2 miles, Tarporley 2.8 miles, Chester City Centre 6.25 miles, Liverpool 29 miles, Manchester 37.5 miles, Crewe Train Station 16.5 miles.



Accommodation

A part glazed front door opens to the attractive and welcoming **Reception Hall** which includes a feature original exposed mellow brick wall incorporating a 7' wide archway leading into a large **Inner Dining Hall 4.4m x 4.2m** this in turn gives access to the Kitchen Breakfast Room and a Utility Room. Underfloor heating runs throughout the ground floor accommodation and off the Reception Hall there is a well appointed **Cloakroom**.

The well proportioned **Drawing Room 7.6m x 4.6m widening to 6.5m** which includes a recessed **Study/Library Area**, a heated engineered oak floor runs throughout, there is an attractive reclaimed mellow Cheshire brick fireplace incorporating a Clearview log burning stove set upon a yorkstone hearth. A 2 metre wide picture window with a door opens onto a yorkstone patio with attractive views overlooking the landscaped gardens and the Willington/Utkinton Hills in the distance. The recess off the Drawing Room benefits from fitted book shelving (by Brownlows of Chester) to create a library and could be utilised as a study area if desired. There is also a versatile **Play Room/second Sitting Room 3.5m x 2.9m** this is currently utilised by the vendors as a Study.

The **Kitchen Breakfast Room 4.4m x 4.0m deepening to 5.1m** is fitted with handmade wall and floor cupboards including a Pantry Cupboard these are complimented with Cashmere White granite work surfaces along with a matching centre island finished with an oak work surface which also provides a two person breakfast bar. Appliances include a Nexus range cooker with double oven, five burner gas hob in addition to a ceramic hob with griddle, there is also a waste disposal to the sink unit. Integrated appliances include a fridge freezer and dishwasher. There is also a useful large understairs storage cupboard. The **Utility Room** is fitted with wall and floor cupboards complimented with timber work surfaces, there is a sink unit and space beneath the work surface for a washing machine and tumble dryer.





To the first floor there are four bedrooms and three bath/shower rooms these are accessed off two oak staircases. The **Master Bedroom Suite** includes a **Dressing Area and large Ensuite Shower Room**. The suite is accessed via the **Dressing Area 2.5m x 2.2m** which in turn gives access to the **Bedroom 4.8m x 4.4m**, dimensions include built in wardrobe which run the full width of one wall, one of which includes a radiator. A glazed door opens to a Juliet balcony this offers attractive views over the rear garden and beyond to the Willington and Utkinton Hills, a further feature is the exposed original timber framework. The well appointed **Ensuite Shower Room 3.5m x 2.0m** provides a large walk in wet room shower area, low level WC, bidet, wash hand basin and heated towel rail all complimented with natural stone tiling.

Bedroom Two 4.4m x 4.3m offers sympathetically restored exposed timbers to both walls and ceiling and is situated adjacent to one of the two **Bathrooms**, this provides a panelled bath, pedestal wash hand basin, low level WC and heated towel rail.



The second staircase which also rises from the reception hall leads to a spacious **Landing 5.2m x 2.6m** and this in turn gives access to two further bedrooms, a bathroom and walk in airing cupboard. **Bedroom Three 4.5m x 4.4m** has a feature window to the gable end fitted with plantation shutters, exposed timber work to both walls and ceiling and large under eaves built in storage cupboard. **Bedroom Four 3.6m x 2.9m** is a further good sized single bedroom currently utilised as a second study. The **Bathroom** that serves these two bedrooms comprises a 'P' shaped panelled bath with shower above, pedestal wash hand basin, low level WC and heated towel rail.

Externally

From the courtyard a pathway laid to Yorkstone pavers leads to the front door, this is edged with decorative cobbles and a well stocked border to one side. The pathway continues along the front elevation of the property into an attractive and secluded landscaped garden which offers far reaching views to the Willington and Utkinton Hills. There is a large yorkstone sitting/entertaining area with pergola which can be directly accessed from the Drawing Room. Beyond the entertaining area the formal gardens have been professionally landscaped and include shaped lawns with well stocked borders along with ornamental stocked gold fish pond. A herringbone pattern laid pathway meanders down the garden through three rose arches to a screened vegetable garden with herb beds, three raised vegetable planters and a greenhouse/potting shed.

The courtyard to the front of the property provides three car parking spaces along with a large **Single Garage 5.5m x 4.3m** this benefits from electric light and power points and is currently utilised as a Games Room housing a half sized snooker table.

Services/Tenure

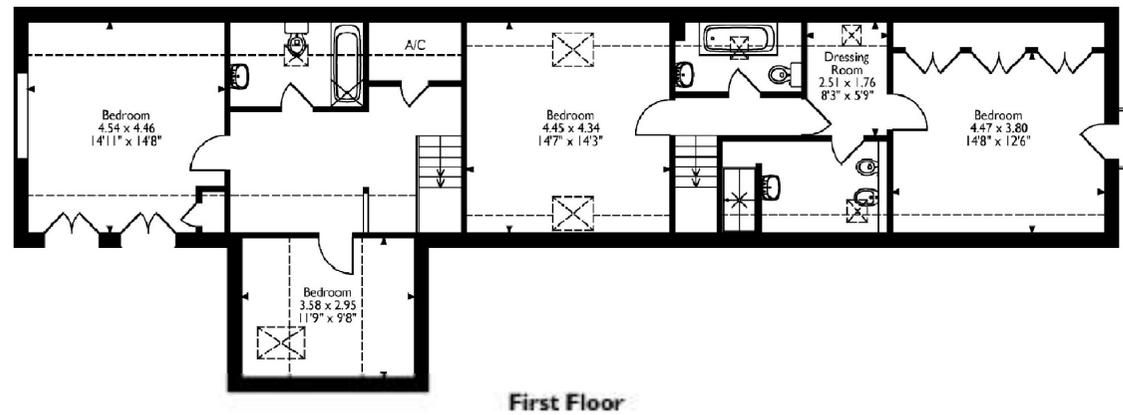
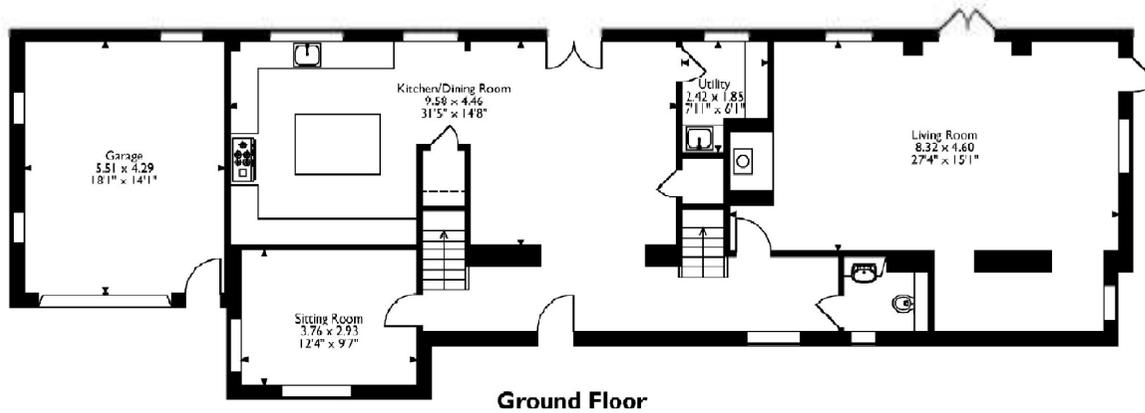
Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.



Approximate Gross Internal Area
 Main House = 2650 Sqft
 Garage = 250 Sqft



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

From Tarporley proceed along the A51 towards Chester for approximately three miles, having past Duddon Primary School on the right hand side turn right almost immediately after (at the crossroads) into Willington Road and the driveway will be found to the Old Shippon on the right hand side.

Address: The Old Shippon, Willington Road, Duddon, TARPORLEY, C.,
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