



9 Poppy Lane, Tarporley



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Tarporley, CW6 0UR

This attractive Detached Four Bedroom property offers well-proportioned accommodation, finished to a particularly high specification and standard, extending to approximately 1,760 sq. ft., and conveniently situated within walking distance of Tarporley village amenities.

- Sitting Room, Kitchen Dining Family Room, Cloakroom and Utility.
- Four Bedrooms and Three Bath/Shower Rooms (Two En-suite).
- High specification and excellent quality Kitchens and Bathrooms.
- Central Village location within walking distance to amenities.

Location

Situated in the heart of the picturesque village of Tarporley, Poppy Mount is a unique development of high quality and individual homes. Tarporley has a thriving high street and 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 glazed panel front door opens to the **Reception Hall**, this has a staircase rising to the first floor with useful cupboard beneath and doors to the Sitting Room, Kitchen Dining Family Room, Study and **Cloakroom** which is fitted with low level WC, wash hand basin with cupboard beneath, heated towel rail, fully tiled walls and floor. The **Sitting Room 6.0m x 2.8m** has a feature fireplace with inset living flame coal effect gas fire set on a marble effect hearth. A window overlooks the front of the property as does the **Study 3.4m x 2.1m**. An Oak wooden floor continues seamlessly from the Reception Hall into the **Kitchen Dining Family Room 7.1m x 5.0m**.

The well-appointed **Kitchen Area** is fitted with floor and wall cupboards, complemented with granite work surfaces incorporating 1 ½ stainless steel sink unit with chrome mixer tap.



AEG Integrated appliances include Dishwasher, Double Oven, Microwave, Wine Cooler, Fridge and Freezer, 5 ring gas hob with extractor above. A centre island offers additional storage and a breakfast bar. The Dining area comfortably accommodates a 6/8 person dining table along with providing space for an easy chair and coffee table. Glazed double doors open from the **Dining Family Area** onto a paved patio area with lawned garden beyond. Off the Kitchen there is a **Utility Room** providing further wall and floor cupboards, granite work surface incorporating stainless steel sink unit with chrome mixer tap and integrated washing machine and condenser dryer.

First Floor Accommodation

The spacious first floor landing gives access to 4 Bedrooms and Family Bathroom. The **Master Bedroom 3.8m x 3.3m** is a light and airy room with windows overlooking the rear garden, and towards the village church beyond. Off the bedroom there is a **Dressing Room 2.2m x 1.8m** which in turn gives access to the En-suite Shower Room. This is fitted with a large shower enclosure, his and her wash hand basins with drawer units below, low level WC, heated towel rail, fully tiled walls and floor. **Bedroom Two 4.8m x 3.7m** also to the rear of the property is a good sized double bedroom with a well-appointed **En-suite Shower Room**. **Bedroom Three 3.9m x 2.6m** and **Bedroom Four 3.6m x 2.2m** overlook the front with far reaching views beyond. The **Family Bathroom** comprises panel bath with Shower attachment above, low level WC, large wash hand basin with drawer unit below, heated towel rail, fully tiled walls and floor.

Externally

To the front of the property there is a double width driveway laid to brickette setts which provides parking for two cars with two further allocated car parking spaces situated opposite the property. Access can be taken down the side of the property into the rear garden which is mainly laid to lawn with a paved patio area running the full width of the rear elevation, which can also be accessed directly via double doors from the Kitchen Dining Family Room.

Directions

What Three Words : escalated.thing.hilltop

From the Agents office on Tarporley High Street – proceed down the High Street in a southerly direction passed Orvis, shortly after which turn left into the former British Legion car park, beyond which Poppy Mount will be found.

Services / Tenure

Mains Water, Electricity, Gas and Drainage. Freehold.

Viewings

Strictly by Appointment with Cheshire Lamont Tarporley.





Approximate Gross Internal Area
 Main House = 1758 sqft/164 sqm
 Garage = 300 sqft/28 sqm



Ground Floor

First 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.

Energy Efficiency Rating		Current	Potential
Energy efficiency (based on energy ratings table)			
100-135	A		91
81-100	B	84	
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - improve energy ratings			
England & Wales		EU Directive 2002/91/EC	
www.ehcw.com			

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