



CHESHIRE
LAMONT

Tattenhall, Nr. Chester

Cedar Cottage, Tattenhall Road, Tattenhall, Chester, CH3 9NA

Cedar Cottage is a delightful small holding situated just a half mile walk from Tattenhall village. The property offers well proportioned accommodation with attractive gardens and a 1.5 acre paddock. The property has previously benefitted from planning consent in 2017 (now lapsed) for a two storey extension to create an open plan kitchen dining family room, additional bedroom and bathroom as well as a detached double garage.

- Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room, Cloakroom.
- Two Double Bedrooms, Large Bathroom.
- Attractive gardens with access to 1.5 acres of paddock land beyond.
- Lapsed planning consent for two storey extension and detached double garage.

Location

The property is located on the fringe of the characterful village of Tattenhall which provides a grocery store, butcher's, chemist, post office, three pubs, two restaurants, nursery, doctor's surgery and a variety of small stores. The well regarded Ofsted 'outstanding' primary school is situated just off the High Street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes drive away. Alternatively Chester City Centre also only fifteen minutes away is readily accessible with a regular bus service. On a recreational front, the village has a sports club providing a gym, cricket, football, running, raquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills (five/ten minutes drive) which offers spectacular views across the Cheshire Plain.

Accommodation

The front door opens to the **Entrance Hall** this is finished with a black and red chequered pattern tiled floor which continues into the **Cloakroom** fitted with a low level WC and wash hand basin.

The **Dining Room 4.1m x 3.4m** has two double glazed sash windows overlooking the front and doors off to the Living Room and Kitchen.



The well proportioned **Living Room 4.0m x 4.0m** also has two double glazed sash windows overlooking the front and an attractive central fireplace fitted with a tiled surround and cast iron mantel set upon a slate hearth (the chimney can be functional however is currently capped).

The **Kitchen 4.1m x 2.3m** is fitted with wall and floor cupboards and a work surface incorporating a sink unit, there is a free standing electric cooker included within the sale and space beneath the work surface for either a washing machine or fridge. A shelved understairs cupboard serves as a crockery/pantry cupboard. Beyond the kitchen there is a **Garden Room 4.0m x 2.7m** this gives access and provides attractive views over the rear garden and beyond.

To the first floor there are two double bedrooms and a large bathroom. **Bedroom One 4.1m x 3.4m** has a built in double wardrobe and feature original non operational cast iron fireplace. **Bedroom Two 4.0m x 4.0m** (maximum dimensions) also has a built in double wardrobe. The **arge Bathroom 4.1m x 2.3m** is fitted with a panelled bath, large shower enclosure, pedestal wash hand basin and low level WC.

Externally

A splayed entrance with a five bar gate leads onto a gravelled driveway which provides ample parking and turning space. To the rear of the property there is a generous garden plot which is principally laid to lawn and includes a south facing patio and stocked borders. Beyond the gardens there is a sizeable paddock extending to approximately 1.5 acres with views beyond to the castles at Beeston and Peckforton.

Expired Planning Permission

Planning Permission was granted by Cheshire West and Chester Planning Authority in March 2017 for a two storey extension to the rear of the property to demolish the current garden room and build a two storey extension which would create an open plan Kitchen Dining Family Room and third bedroom to the first floor with an Ensuite Bathroom in addition to a Family Bathroom. On the same application consent was also given for a double garage. The consent has subsequently expired and a new application would need to be made.

Services

Mains water, electricity, oil fired central heating, septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

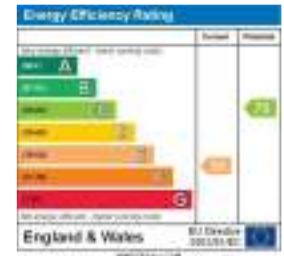
What3words : prop.craft.toads

From Tattenhall proceed up the High Street turning left immediately after the Letters Public House into Tattenhall Road. Follow Tattenhall Road round to the right passing the village playing field proceed out into open countryside and the property will be found on the right hand side.





Approximate Gross Internal Area
114 Sq M/1227 Sq Ft



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
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441