



CHESHIRE
LAMONT

Tilstone Paddocks Nr Tarporley

The Saddlery

Tilstone Paddocks Tilstone Fearnall Nr Tarporley CW6 9HU

Conveniently situated within 2 miles of both the villages of Tarporley and Bunbury, this stunning property provides well proportioned reception/living accommodation along with a large well appointed kitchen diner. There are four large double bedrooms to the first floor and two bath/shower rooms. The property has retained the integrity of a character property with original features, these sympathetically stand beside modern day living requirements.

Attractive cottage style gardens include an enclosed sheltered courtyard ideal for alfresco entertaining and a double garage.

- Entrance area with Cloakroom Off, Large 7.9m open plan Living/Dining Room fitted with a log burning stove, versatile Sitting/Family Room, Large Kitchen Diner, Utility/Boot Room.
- Large Master Bedroom suite with Ensuite Shower Room, 3 Further generous Double Bedroom, Family Bathroom.
- Attractive cottage style gardens, enclosed sheltered courtyard garden ideal for alfresco entertaining, double garage.

Accommodation

A glazed panelled front door opens to the **Entrance Hall** with **Cloakroom** off fitted with a low level WC and wash hand basin. From the entrance hall a solid timber door opens to the impressive and welcoming 7.9m (26') light and airy well proportioned Living/Dining Room. The **Living Room 5.1m x 3.9m** has a feature inglenook style fireplace fitted with a log burning stove set upon a yorkstone hearth with beamed mantel above. Further features include 2.7m (8'10") ceiling heights, traditional column radiators which can be found throughout the ground floor and an attractive timber floor which continues into the **Dining Area 5.1m x 3.7m** this can comfortably accommodate a 10 person dining table and larger for an occasion. The original fireplace could be re-opened to accommodate a log burning stove if desired and a door gives access to the gardens.

A pair of feature reclaimed timber internal bi-fold doors from the living room open to a further well proportioned versatile **Sitting/Family Room 5.2m x 4.3m** this overlooks the garden and is also finished with a wooden floor, a staircase rises to the first floor and a door gives access to the Kitchen Diner.



The **Kitchen Diner 6.5m x 3.5m widening to 4.3m** can comfortably accommodate an 8 person circular dining table, a tiled floor runs seamlessly through into the working kitchen area, this is extensively fitted with modern wall and floor cupboards complimented with granite work surfaces and integrated appliances including a four ring induction hob, double oven, dishwasher and fridge (the current vendors have an American style fridge freezer within the adjacent utility room). The tiled floor from the kitchen continues into the large **Utility Room 4.5m x 1.5m** this provides a sink unit, plumbing for washing machine, space for a condenser dryer and, as mentioned earlier, space for an American fridge freezer. Beyond the utility room there is an enclosed porch (partitioned off within the garage, note floor plan) which gives access to a secluded south facing enclosed decked and fenced courtyard garden 4.9m x 3.1m ideal for alfresco entertaining.

To the first floor there are four large double bedrooms and two bath/shower rooms. The **Master Bedroom Suite 6.3m x 4.8m** includes a dressing area with double wardrobes and a spacious well appointed **Ensuite Shower Room**. **Bedroom Two 5.2m x 3.8m** also benefits from built in wardrobes. **Bedroom Three 4.4m x 4.2m** and **Bedroom Four 3.9m x 3.2m** both overlook the rear garden and have retained the original feature cast iron fireplace (non operational). The **Family Bathroom 2.7m x 2.5m** is fitted with a free standing rolled topped bath with separate shower enclosure, wash hand basin with storage cupboards beneath, low level WC, heated towel rail and a tiled floor.

Externally

A double width gravelled driveway provides parking for two cars to the front of the double garage. The gardens to the front of the property are principally laid to lawn incorporating a yorkstone laid pathway leading to the front door and stocked borders. The rear garden is also principally laid to lawn edged with stocked borders and there is also the enclosed courtyard ideal for alfresco entertaining accessed from the rear porch within the garage as mentioned earlier. **Double Garage 5.7m x 4.9m**.

Management Company

The property forms part of a Management Company with five other properties on the development with an annual management charge which is currently £250 per annum. The management company is owned and run by the residents.

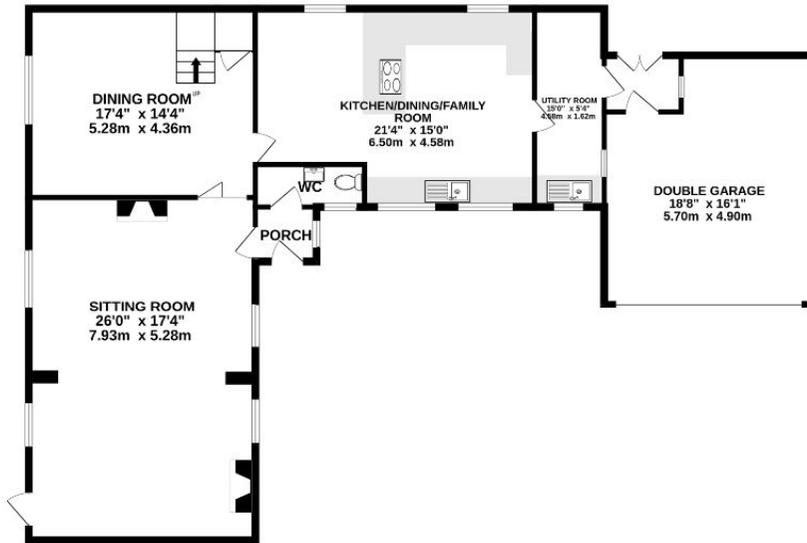
Directions

What3words : [bookshelf.giving.thickens](#)

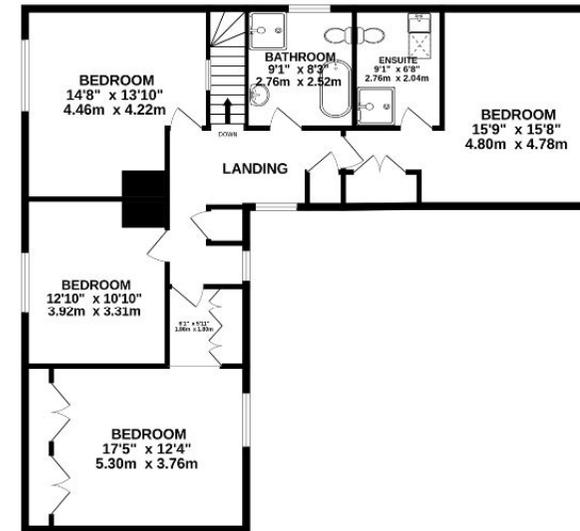
From Tarporley proceed down the High Street past the petrol filling station to the traffic lights turning left onto the bypass towards Nantwich. At the next set of traffic lights proceed straight on towards Nantwich on the A51 and continue for approximately 1 mile taking the first turning right into Tilstone Bank Road and taking the first turning left where the property will be found on the right hand side.



GROUND FLOOR
1405 sq.ft. (130.5 sq.m.) approx.

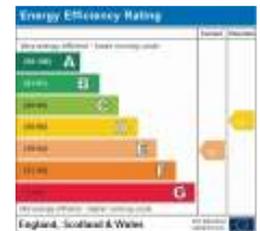


1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services/Tenure

LPG gas fired central heating. Private drainage to treatment plant compliant to 2020 Regulations, mains water, mains electricity. Freehold.

Viewing

By appointment with Cheshire Lamont Tarporley office.

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.

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