



CHESHIRE  
LAMONT

Tattenhall, Nr. Chester

# Sunny View, High Street, Tattenhall, Nr. Chester, CH3 9PX

A delightful four bedroom interior designed character home centrally positioned within Tattenhall village, benefiting from generous attractive landscaped gardens. The property offers versatile accommodation with the potential for self contained accommodation or alternatively a second income from Airbnb, if desired.

- Delightful Living Room, Dining Room with informal sitting area to the front of the log burning stove, well appointed Kitchen, Utility, Cloakroom.
- Additional large Sitting Room accessed from the kitchen with Guest Double Bedroom above and Ensuite Bathroom.
- 3 Further well proportioned Bedrooms, highly attractive Family Bathroom.
- Generous cottage style well stocked gardens with extensive lawned area and large decked sitting/entertaining area, versatile workshop/potting shed.
- Planning Permission approved for alterations to the front of Sunny View under planning reference 25/00012/FUL if desired.

## Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, chemist, post office, three pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barber Institute which prides itself on offering numerous courses and activities. The well-regarded primary school is also 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 is readily accessible. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racquet 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.

## Accommodation

A panelled front door opens to an entrance area which is open plan to an attractive dining hall which includes an informal sitting area to the front of a log burning stove with kitchen beyond. The **Living Room 3.5m x 3.4m** is finished to a particularly high specification including recessed log burning stove set within a limestone fire surround with bespoke built in shelving and cupboard space to either side. This is complemented with an oak floor and column radiators. The **Dining Room 4.7m x 3.5m** benefits from a cozy informal sitting area to the front with free standing log burning stove with beamed mantel above, the dining area can comfortably accommodate a 6/8 person dining table which could be larger if extended into the sitting area if required, a reclaimed tiled floor runs throughout.



To the rear of the property there is a well appointed **Kitchen 3.39m x 3.08m** that offers attractive views over the extensive rear garden. The kitchen has underfloor heating and is fitted with zebra wood fronted wall and floor cupboards and complemented with Cumbrian slate work surfaces. Appliances include a Gaggenau four burner gas hob with extractor above and Miele oven beneath. There is also an integrated dishwasher and undercounter fridge.

A limestone tiled floor runs throughout the kitchen. Off the kitchen there is a further versatile well proportioned **Sitting Room 4.9m x 3.9m** that has a feature original exposed beam to the ceiling, limestone floor and staircase rising to **Double Bedroom One with Ensuite Shower Room 3.91m x 3.0m**. Also accessed from the kitchen there is a **Utility Room** and **Cloakroom** fitted with a low level WC and wall mounted wash hand basin. The spacious **Utility Room** provides space for washing machine, tumble dryer and free standing fridge freezer as well as cloaks area and useful storage there is also a door to the rear garden.

To the First Floor there are in total four generous bedrooms and a well appointed family bathroom. **Bedroom Two 3.66m x 3.49m** benefits from high quality built in wardrobes and drawer units along offering attractive views to the front. **Bedroom Three 3.49m x 3.45m** enjoys similar views to Bedroom One and provides ample space for free standing wardrobes and drawer units, **Bedroom Four 4.42m x 3.0m** (maximum dimensions) provides attractive views across the rear garden. The **Bathroom** includes a cast iron bath set within a teak surround with hinged shower screen and drencher shower head above. A circular wash hand basin is set within a limestone topped vanity unit with teak fronted cupboards beneath. There is a low level WC with enclosed cistern and walnut flooring.

**Guest Bedroom One** independently accessed via the versatile sitting room **3.9m x 2.6m** offers attractive views to the front via Georgian style sash window. The well appointed **Ensuite Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail, tiled floor and part tiled walls. (Agents Note: The versatile well proportioned sitting room accessed from the kitchen with guest bedroom one above with ensuite could be utilised for self contained dependent relative accommodation or alternatively Airbnb if desired due to the ability of having independent access).

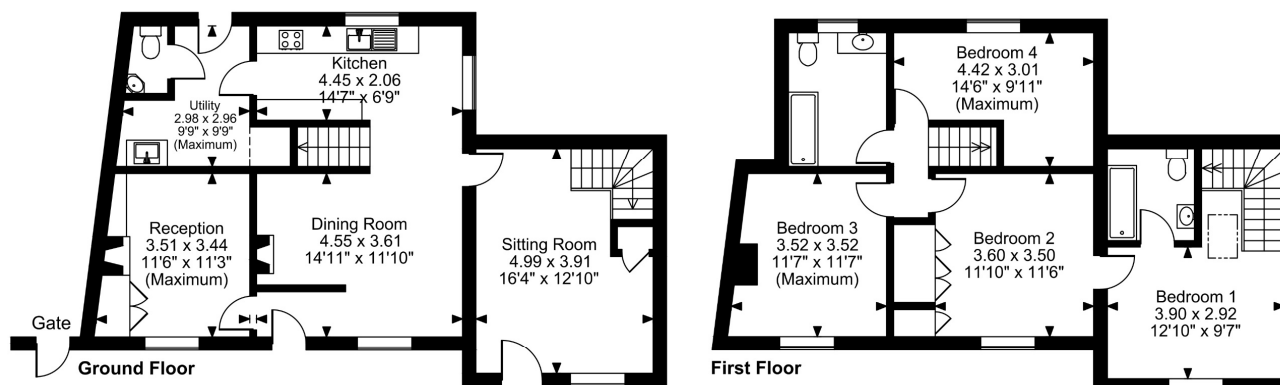
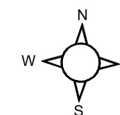
#### Externally

The delightful rear garden is particularly generous for a village centre property and has been designed to a cottage style comprising sandstone retaining wall incorporating steps leading up to a yorkstone laid pathway edged with reclaimed sleepers and lawned gardens beyond, mature well stocked borders to one side beyond the lawned gardens there is a decked sitting/entertaining area creating a perfect alfresco entertaining space overhung by feature Silver Birch tree. The gardens are enclosed with a combination of walled and fenced boundaries, the gardens also include an attractive timber frame and timber clad versatile potting shed/workshop which benefits from electric light and power points. The external bin/bike shed/storage area can be accessed from the road to the left of the front door.





**Approximate Gross Internal Area**  
**Main House = 1526 Sq Ft/142 Sq M**  
**Store = 83 Sq Ft/8 Sq M**  
**Total = 1609 Sq Ft/150 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Services/Tenure**

Mains water, electricity, gas and drainage. Freehold.

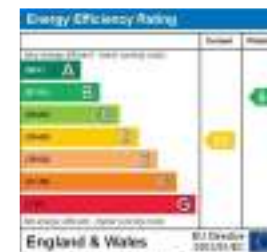
**Viewing**

Via Cheshire Lamont Tarporley office on 01829 730700.

**Directions**

**What3words : plots.reclining.marketing**

From the centre of Tattenhall proceed down the High Street passing the Barbour Institute on the left hand side. Proceed around the 90 degree right hand bend and the property will be found immediately on the right hand side.



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