



Millfield Lane Tarporley



# 19 Millfield Lane

## Tarporley, Cheshire, CW6 0BF

Centrally positioned within Tarporley village on the highly sought after Millfield Lane development, this deceptively spacious and well proportioned three/four bedroom property has been sympathetically modernised and updated giving a fresh contemporary feel. The property benefits from a conservatory/garden room extension which opens onto south facing walled courtyard and garden.

- Sympathetically refurbished in 2024/2025 to a modern contemporary specification.
- Conveniently situated within 50m of Tarporley High Street.
- Attractive Entrance Hall, large open plan Dining Room, Living Room with Conservatory/Garden Room extension beyond, well appointed Kitchen (refitted in 2025), Utility Room, Cloakroom.
- Three/Four First Floor Bedrooms, Two Bathrooms (One Ensuite), Occasional Fourth Bedroom/Study.
- Low maintenance Gardens to both front and rear giving access to Garage with automated door.

### Location

Tarporley is a picturesque village with a bustling High Street that 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, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

### Accommodation

A panelled front door opens to a spacious welcoming **Reception Hall** finished with a feature porcelain herringbone pattern tiled floor which continues seamlessly into the spacious open plan **Dining Area 4.6m x 3.6m** this comfortably accommodates a 6/8 person dining table and larger for an occasion. A set of glazed double doors give access to the garden.



The well appointed **Kitchen 3.47m x 2.45m** was refitted in 2025 and is extensively fitted with wall and floor cupboards complemented with quartz work surfaces. Appliances include a four ring induction hob with extractor above, integrated double oven, fridge freezer and dishwasher. The light and airy **Living Room 3.9m x 4.1m** is fitted with a central fireplace incorporating a Living Flame coal effect gas fire, the Living Room gives access to a **Conservatory extension beyond 3.9m x 2.2m** with retractable awning/canopy overlooks and gives access to the south facing rear garden. There is also a **Cloakroom** and Utility Room to the ground floor, the **Utility Room** is plumbed for a washing machine and gives access to the rear garden as well as the integral garage.

To the First Floor there are three/four bedrooms and two bathrooms. The large **Master Bedroom suite 5.4m x 4.5m** overall includes built in double wardrobes, a large **Double Bedroom Area 4.5m x 3.5m** which overlooks the front with an **Ensuite Bathroom** off. **Bedroom Two 6.1m x 3.0m** is a further large double bedroom benefitting from built in wardrobes. **Bedroom Three 3.5m x 2.8m** is a further double bedroom with built in single wardrobe. There is also an occasional **Fourth Bedroom 2.7m X 2.3m** which is currently utilised as a Study. The well appointed **Family Bathroom** (refitted in 2025) has a panelled bath with mixer tap serving a shower head above, wash hand basin with storage cupboards beneath, low level WC, heated towel rail, tiled floor.

#### Externally

To the front of the property a driveway laid to brickette sets provides parking to the front of the **Single Garage 5.5m x 2.8m** this benefits from an automated up and over door. The front garden has been designed for ornamental purposes and low maintenance. There is a low level sandstone retaining wall, with paved area gravel and box ball planting. To the rear of the property there is a south facing walled courtyard garden which is principally paved and includes a small low level sandstone retaining wall leading to a sitting/entertaining area and small lawned area.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

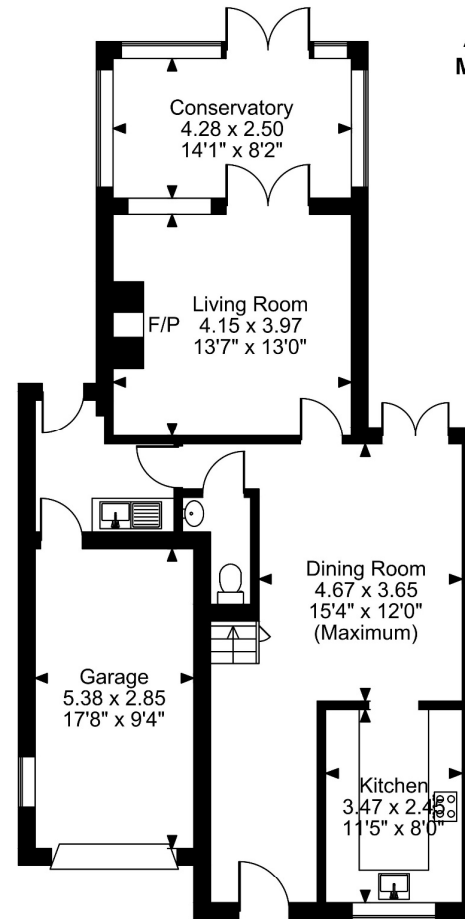
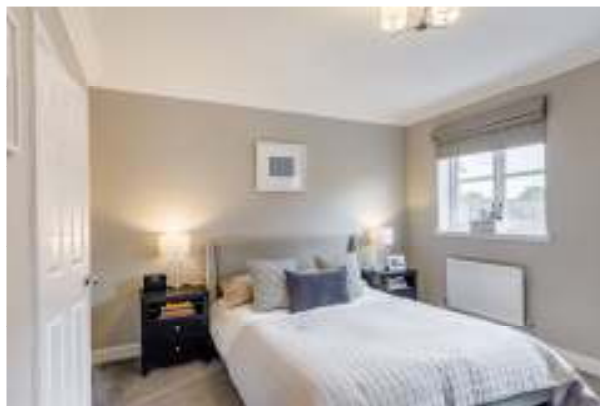
#### Directions

**What3words : practical.vibrates.outreach.**

On foot from the Agents' Tarporley office proceed up the High Street in a northerly direction towards Chester and after approximately 25m turn right into Millfield Lane and the property will be found after a short distance on the right hand side.

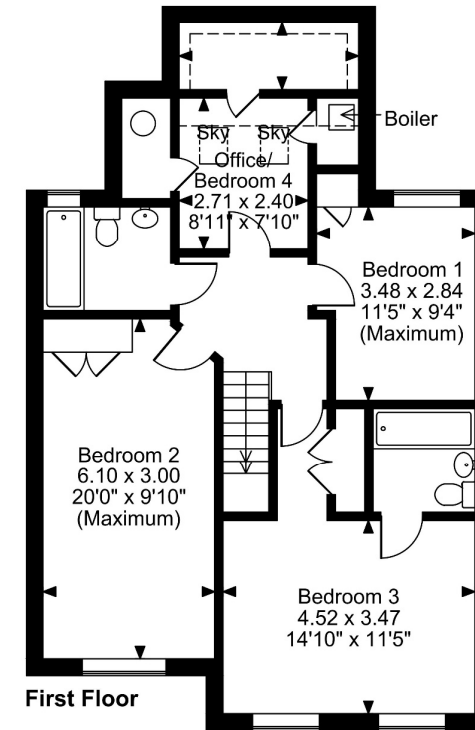
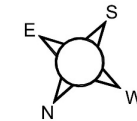






**Ground Floor**

**Approximate Gross Internal Area**  
**Main House = 1565 Sq Ft/145 Sq M**  
**Garage = 165 Sq Ft/15 Sq M**  
**Total = 1730 Sq Ft/160 Sq M**



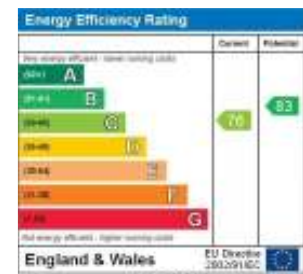
**First Floor**

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

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

□ □ □ Denotes restricted head height

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