



CHESHIRE
LAMONT

Peckforton, Nr. Tarporley

1 Pumping Station Houses, Stone House Lane, Peckforton, CW6 9TJ

This 3-bedroom property holds a spectacular position below the Peckforton Hills with far reaching views to the front and is offered to a particularly high specification and finish having been sympathetically extended and refurbished to create a delightful home.

- Reception Hall, Living Room, Garden/Dining Room, Large Kitchen Breakfast Family Room, Utility Room, Cloak/Shower Room.
- Three Double Bedrooms and a well-appointed Family Bathroom.
- Ample parking, enclosed rear garden with large paved Sitting/Entertaining Area, Large Summer House/Home Office, raised decked Sitting/Entertaining Area with far reaching views.

Location

Located on Stone House Lane in Peckforton the property enjoys spectacular views and is within a short walk of the Peckforton Hills and Sandstone Trail. The thriving villages of Tarporley (5 miles), Bunbury (3 miles) and Malpas (6 miles) all offer comprehensive shopping facilities for everyday purposes with the added benefit of highly sought Primary and High Schools available within the area. Chester 13.5 miles Nantwich 9.5 miles Whitchurch 11 miles Crewe Station 14 miles

Accommodation

Slate tile steps lead under a covered Storm Porch to the front door which opens to the **Reception Hall**, which has a large built in cloaks/storage cupboard, staircase to first floor and a tiled floor which continues into the extended **Kitchen Breakfast Room**. To the rear of the property there is a large well-proportioned **Living Room 7.85m x 3.57m** which overlooks the rear garden, it is fitted with a log burning stove and an engineered oak floor which continues seamlessly into a versatile **Garden/Dining Room extended to the rear 3.74m x 2.77m**, again overlooking the gardens, with glazed double doors which open onto a large India stone paved Sitting/Entertaining Area.



The original **Kitchen 4m x 2.10m** has become a wide corridor which the current vendors utilise as a child's **Study/Homework Room** and is open plan to the **Kitchen Breakfast Family Room 5.90m x 4.89m** which has been fitted with bespoke wall and floor cupboards including matching central island, all painted in Farrow and Ball colour, complemented with Granite work surface. The Kitchen offers attractive far reaching views to the front and over the gardens which sit beneath the Peckforton hills to the rear. Appliances include a Smeg range cooker with induction hob, extractor canopy above and an integrated dishwasher. There is plenty of space for a dining table and easy chairs with coffee table, glazed double doors open onto the India stone patio and gardens at the rear. There is also a spacious **Utility Room 3.93m x 1.72m** with a door to a well-appointed **Cloaks/Shower Room**.

The first-floor accommodation offers attractive views from all windows and provides three generous double bedrooms, all of which benefit from fitted wardrobes, along with a spacious well-appointed **Family Bathroom**.

Externally

A five-bar gate opens onto a gravelled front drive which provides ample parking and turning space, the driveway is edged with lawn and a mature laurel hedge runs along the front boundary. The enclosed rear garden includes a large India stone paved Sitting/Entertaining Area with retaining wall incorporating steps which rise to a lawned garden area which has a versatile double glazed **Summer House 4.72m x 2.94m** with bi-fold doors, the current vendors have used as a Home Office and Gym. Beyond the lawned garden steps rise to a large raised decked sitting area which offers attractive views over the garden, open fields and countryside beyond.

Services/Tenure

Mains Electric, Water and Drainage. Oil Fired Central Heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

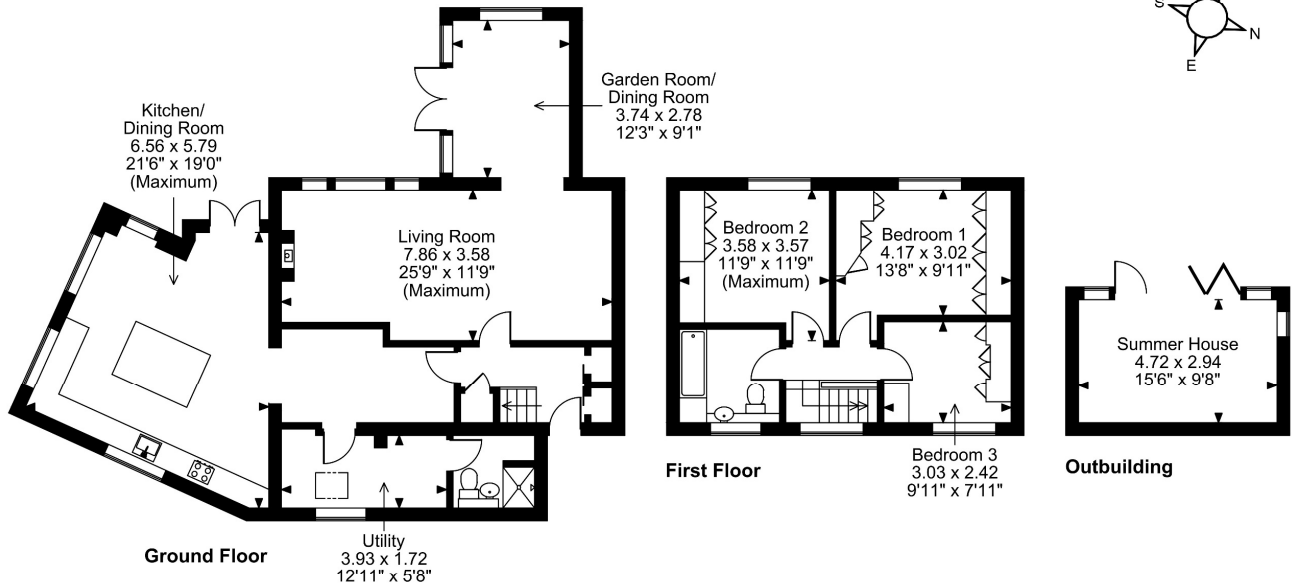
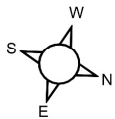
What3words : tooth.styled.lengthen

Upon leaving Tarporley High Street, head towards Nantwich, upon reaching the Red Fox traffic lights turn right on the A49 leading towards Whitchurch, follow this road for approximately 2 miles, just after Beeston market turn right onto Peckforton Lane, follow this lane for approximately 5 miles and the property will be located on the right hand sign with the Cheshire Lamont board in front.



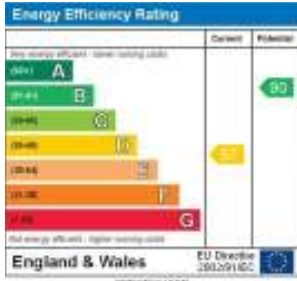


Approximate Gross Internal Area
Main House = 1507 Sq Ft/140 Sq M
Outbuilding = 149 Sq Ft/14 Sq M
Total = 1656 Sq Ft/154 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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