



CHESHIRE
LAMONT

Forest Road, Tarporley

Box Tree Cottage, 3-5 Forest Road, Tarporley, CW6 0HX

This delightful village property holds a secluded position within a short walk of Tarporley High Street (150m). The property has been extensively refurbished and modernised during 2024 to a particularly high specification which includes a bespoke “Puddle Duck” hand made kitchen with appliances and two new bath/shower rooms.

- Recently refurbished during 2024 to a particularly high specification.
- Situated within 150m of Tarporley High Street.
- Entrance Hall, Living Room with log burner, versatile Dining Room/Second Sitting Room also with log burner, well appointed Kitchen Diner fitted with bespoke “Puddle Duck” units, attractive Garden Room with bifold doors opening to secluded south west facing courtyard garden, Cloakroom.
- 2 Double Bedrooms, well appointed Bathroom and Separate Shower Room both fitted in 2024.
- Attractive secluded cottage style front garden, south west facing walled courtyard garden to the rear, Single Garage.

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is 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 an attractive and welcoming **Entrance Hall** finished with a heated tiled floor and providing space for bench seating and cloaks hanging. The Entrance Hall gives access to an attractive **Dining Room 4.1m x 4.0m** this is currently dressed as a sitting room and overlooks the front garden. A fireplace is fitted with a log burning stove, there is a useful understairs/housekeepers cupboard, underfloor heating and fitted shelving to the chimney breast recess.



Off this versatile room there is a well proportioned **open plan Living Room 4.7m x 3.9m** this again benefits from underfloor heating and is fitted with a log burning stove, overlooks the front garden and has a 2.7m high feature exposed beamed ceiling.

The **Inner Hallway** has a staircase rising to first floor which also gives access to the well appointed **8m Kitchen Diner**. This was refitted in 2024 with a bespoke 'Puddle Duck' Kitchen which includes a matching pantry cupboard and dresser unit along with bench seating for the dining area. The kitchen units are complemented with quartz work surfaces. Appliances include a Mercury Range cooker with 5 burner gas hob and double oven, there is an integrated fridge freezer and dishwasher. The dining area comfortably accommodates a 6/8 person dining table and larger for an occasion. A set of glazed double doors open to the attractive walled courtyard garden at the rear. Amtico herringbone timber effect flooring runs throughout the kitchen diner and continues into the **Garden Room 3.8m x 3.8m** (average irregular shape note floor plan). Features include underfloor heating, exposed sandstone wall detailing, a lantern roof light which lets in an abundance of natural light along with oak framed bi-fold doors which open onto the walled courtyard garden. Amtico flooring continues into a well appointed Cloakroom fitted with a wall mounted wash hand basin and low level WC.

The attractive **First Floor Landing** provides storage cupboards/wardrobes and gives access to two double bedrooms (bathroom en-suite and a shower room).

Bedroom One 3.8m x 3.8m overlooks the front garden, has a 2.8m ceiling height, built in double wardrobes and a well appointed **Bathroom** refitted in 2024 with a free standing bath, wash hand basin set within a quartz surround providing cupboards beneath, low level WC, heated towel rail and heated tiled floor. **Bedroom Two 4.2m x 2.8m** is a further generous double bedroom and overlooks the front garden. The large **Shower Room 3.4m x 2.3m** (formerly a bathroom) was also refitted in 2024 and includes a large quadrant shower enclosure, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail, tiled floor.

Externally

The attractive principally walled and secluded South Westerly facing courtyard, rear garden providing raised stocked borders and York stone effect sitting/entertaining area with connecting door to the Single Garage which has a useful store area beyond. **Single Garage 5.6m x 2.6m** electric up and over door, electric light, power points, additional allocated car parking space to the front of the garage.

The delightful cottage style front garden which is accessed via a pedestrian gate with a mature Laurel hedge providing total privacy from the street scene. The garden incorporates a large selection of mature shrubs, box hedges, plants and bushes navigated via a Sandstone pathway along with an area for garden bench and seating to catch the evening sun.



Services/Tenure

Mains Water, electricity, drainage and gas. Freehold.

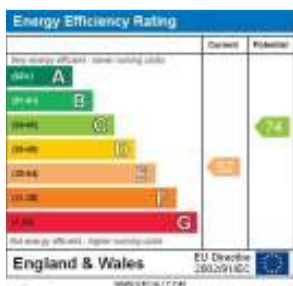
Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

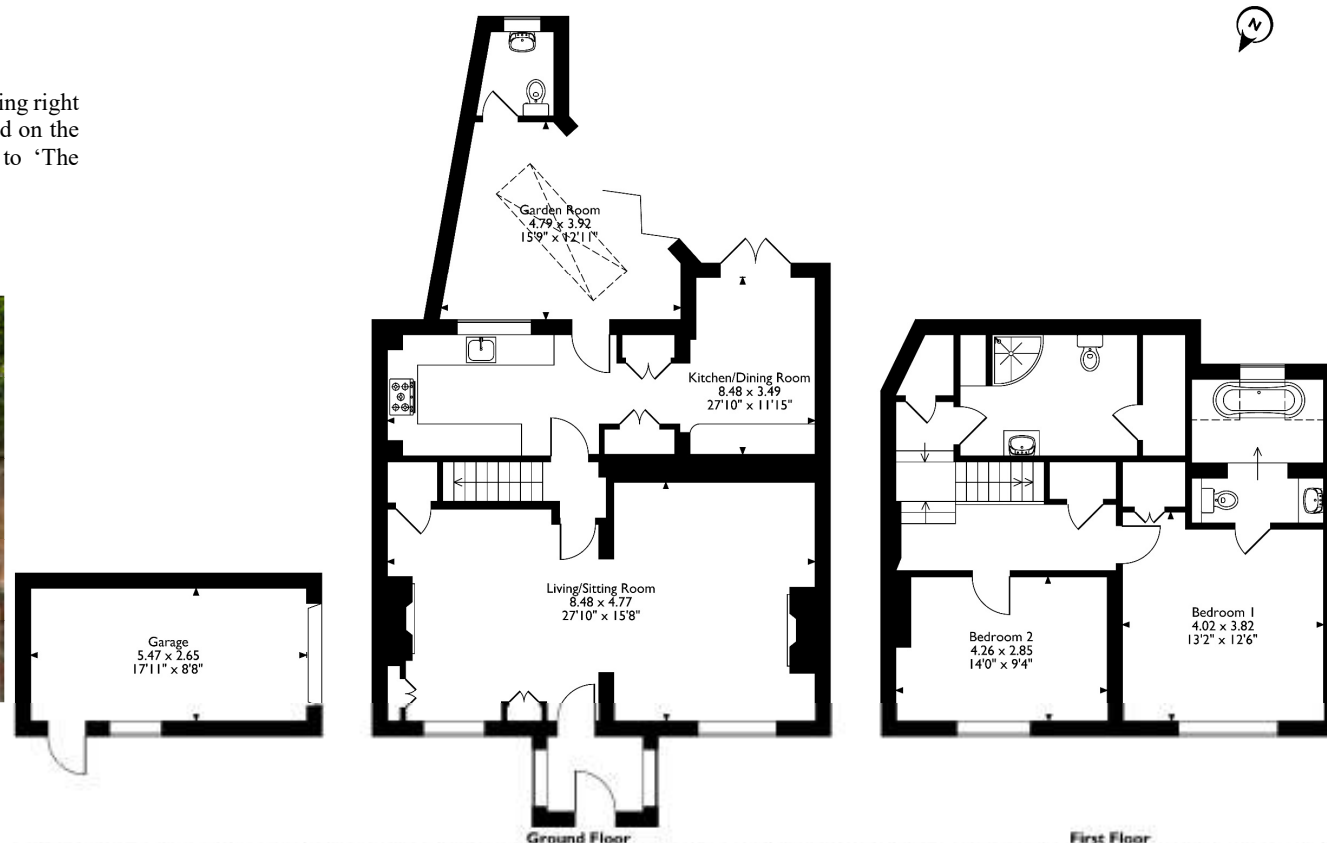
Directions

What3words : producing.trick.regal

From the Agents Tarporley office proceed up the High Street turning right after 250 meters onto Forest Road and the property will be found on the right hand after a further 150 meters just after the entrance to 'The Groves'.



Approximate Gross Internal Area
Main House = 151 Sq M/1627 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 165 Sq M/1776 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
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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