



Bruen Stapleford, Nr. Tarporley



Settle Copse, Bruen Stapleford, Nr. Tarporley, CW6 0ET

Set within approximately 5.25 acres Settle Copse is a delightful combination of a characterful cottage with well proportioned rooms, these overlook the mature well stocked landscaped gardens. There is a self contained detached one bedroomed guest suite/dependent relative accommodation along with an Astro Turf Tennis Court.

- Attractive Reception Hall, well proportioned Living Room, Dining Room, Study, 10.6m (34') open plan Kitchen Dining Family Room, Utility Room, Cloakroom.
- Feature Galleried Landing giving access to Four Bedrooms, Three Bath/Shower Rooms (two Ensuite).
- Detached Self Contained One Bedroomed Guest Suite/Dependent Relative Accommodation.
- Attractive landscaped gardens, floodlit Astro Turf Tennis Court, Garage/Workshop, Two car Car Port.
- Two large interconnecting paddocks extending to approximately 5.25 with stabling.

Location

The property is conveniently situated just 1.5 miles from the village of Tarvin and 2.3 miles from Kelsall. with the larger village of Tarporley 3.6 miles and Chester City Centre 6.5 miles. On a recreational front there are delightful walks which can be enjoyed from the property as well as rugby, football, cricket, hockey, tennis, squash clubs and five golf courses within 20 minutes of the property. There are also a number of highly sought after Primary and state Secondary Schools locally. Kelsall Hill Equestrian Centre is located close to the property.

Accommodation

A solid oak front door opens to the **Entrance Porch** which in turn gives access to a spacious and welcoming **Reception Hall 3.5m x 3.6m** an attractive Chinese Chippendale style ballustrated staircase rises to a feature curved gallery first floor landing. A tiled floor runs through into the inner hallway and continues seamlessly into the attractive 10.6m open plan Kitchen Dining Family Room.



Off the **Reception Hall** there is a light and airy well proportioned **Drawing Room 6.2m x 5.9m** this benefits from windows to three elevations and has glazed double doors opening onto the gardens, an attractive cast iron fireplace has a stone surround and is fitted with a Clearview log burning stove set upon a slate hearth.

The versatile **Dining Room 4.4m x 3.7m** comfortably accommodates a 10/12 person dining table and is fitted with a burner effect wall mounted electric fire and has characterful exposed ceiling timbers. Off the Reception Hall there is a **Study 2.5m x 2.1m** which benefits from a fitted desk and office furniture.

The **10.6m open plan Kitchen Dining Family Room** is the hub of this delightful family home and subtly divided into three specific areas. The **Kitchen** is fitted with Shaker style wall and floor cupboards and a centre island finished with white gloss fronted units and cupboards complimented with granite work surface which extends into a breakfast bar. Appliances include a Smeg Range cooker with five ring induction hob and double oven with extractor above, there is an integrated dishwasher and microwave.

The American style fridge freezer is set within a housing unit and there is a boiler tap to the sink unit. The **Dining area 5.4m x 2.5m** comfortably accommodates a 6/8 person dining table and larger if required. Features include a vaulted ceiling and 3.2m wide floor to ceiling picture window incorporating glazed double doors opening onto the gardens. The informal **Family Sitting area 4.0m x 3.4m** has fitted cupboards and shelving to either side of a central chimney breast fitted with a Clearview log burning stove.





Off the **Inner Hallway** there is a **Cloakroom** fitted with a low level WC and wash hand basin along with a **Utility/Boot Room** which includes a wet room style self draining tiled floor shower area the current vendor utilises for cleaning dirty paws.

The attractive **First Floor Landing** with its curved Chippendale style galleried balustrade overlooks the Reception Hall and gives access to four bedrooms and three bath/shower rooms (two ensuite). **Bedroom One 5.2m x 4.0m** benefits from built in wardrobes and an **Ensuite Bathroom**. **Guest Bedroom Two 4.2m x 3.5m** has a large **Ensuite Bathroom** with **Dressing area 5.7m x 3.0m** narrowing to 1.8m which includes a built in storage cupboard/wardrobe. **Bedroom Three 4.2m x 4.0m** is a further generous double bedroom benefitting from fitted wardrobes as does **Bedroom Four 3.6m x 2.1m**. There is also a **Shower Room** accessed from the landing which serves rooms three and four.





Externally

A splayed entrance laid to granite sets leads to **automated double gates** which open onto a gravelled driveway which opens up into a parking area with turning circle which includes a rare Tulip tree. Off the driveway there is a large **Garage/Workshop 6.4m x 4.4m** and an **open fronted Car Port 6.2m x 5.4m** which is softened with a mature Wisteria growing to the front.

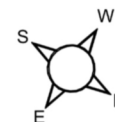
The well stocked formal gardens are principally laid to lawn edged with country estate rail fencing to the fields and include mature stocked borders which provide an array of colour through the seasons. Within the garden there is a **sheltered sunken sitting/entertaining area** edged with sandstone walling in addition to the rear of the property there is a **further large sitting/entertaining area** which overlooks the large floodlit **Astro Turf Tennis Court**.

Self Contained Detached One Bedroom Guest Suite/Dependent Relative accommodation extending to approximately 45 sqm (460 sqft). The accommodation comprises a large open plan Kitchen Dining Living Room 6.7m x 3.8m with glazed double doors opening onto an enclosed and paved courtyard which overlook the fields being sold with the property. The Kitchen is fitted with a four ring ceramic hob, fan assisted oven, under counter fridge and slimline dishwasher. Off the living area there is a large Double Bedroom 4.1m x 2.7m along with a large Shower Room which also is plumbed for a washing machine.

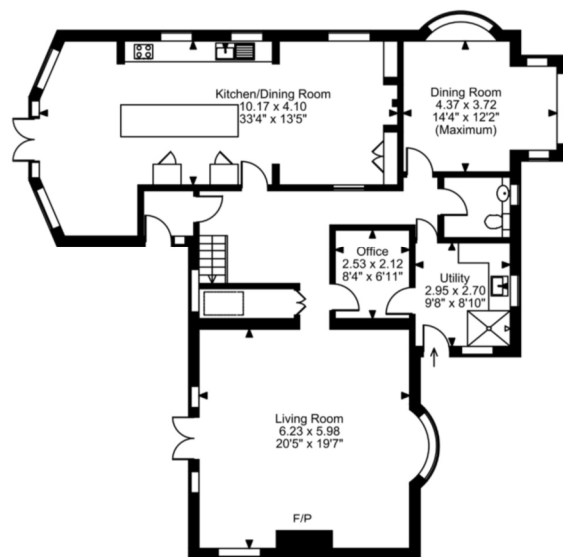
Paddocks and Stables

There are two large inter connecting paddocks both with road frontage and water supply along with a small copse and three stables. **Stable One 3.9m x 3.5m, Stable Two 3.9m x 2.5m, Stable Three 3.8m x 2.5m.**

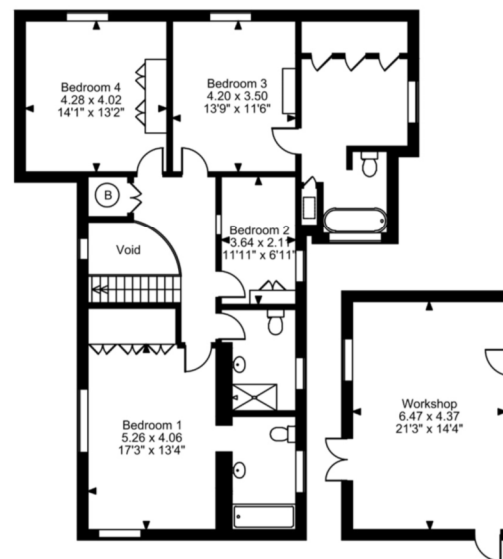




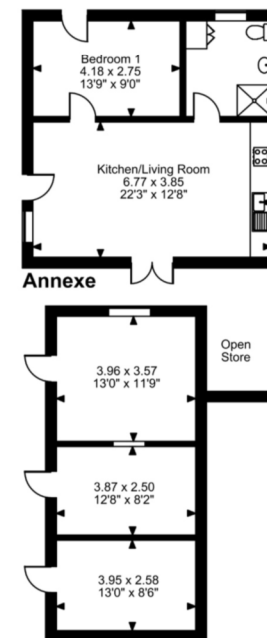
Approximate Gross Internal Area
Main House = 2644 Sq Ft/246 Sq M
Outbuilding = 1177 Sq Ft/109 Sq M
Total = 3821 Sq Ft/355 Sq M



Ground Floor



First Floor



Stable/Workshop

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, private drainage, oil fired central heating, solar panels with Feed In Tarrieff. Electric heating within annex, the property benefits from a small holding number. Freehold.

Viewing

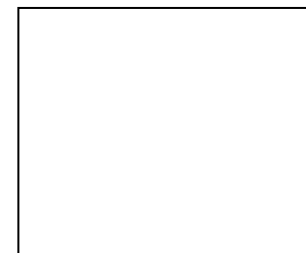
Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : hints.woke.nips

From Tarporley head towards Chester on the A51 for approximately 2.5 miles turning left immediately after Duddon Primary School into Duddon Hook Lane, after a further three quarters of a mile take the second turning right into Burton Road and the driveway for Settle Copse is the third on the right hand side.

Leave Chester on the A51 heading towards Tarvin turning right at the roundabout onto the Tarvin bypass signposted for Tarporley and Nantwich. After approximately 1.75 miles turn right at Okells Nurseries into Burton Road and the property will be found after approximately a further quarter mile on the left hand side.





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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