



**CHESHIRE
LAMONT**

Tirley Lane, Utkinton, Nr. Tarporley

Westview. Tirley Lane, Utkinton. CW6 0JZ

Offering stunning elevated views across the Cheshire Plain to the Welsh Hills this delightful 3 bedroom detached property is conveniently situated within walking distance of 'The Rose Farm Shop' in Utkinton and just 2 miles from Tarporley High Street.

- Stunning elevated views across the Cheshire Plain to the Welsh Hills.
- Entrance Hall, Living Room, Study, Dining Room, Garden Room/Conservatory Kitchen Breakfast Room, Utility and Cloakroom
- Master Bedroom with Dressing Room and En-suite Shower Room, 2 further Double Bedrooms, Family Bathroom
- Ample Parking, former Garage converted to Workshop
- Secluded rear Garden offering stunning elevated views

Location

The property is conveniently situated within walking distance of the highly regarded Rose Farm Shop, alternatively the bustling High Street of Tarporley offers a good variety of retail outlets and mini supermarket, coffee shops and renowned restaurants as well as an Ofsted outstanding secondary school. Spectacular walks can be enjoyed from the property along country lanes or local footpaths offering magnificent views across the Cheshire Plain. Primrose Wood which links into Delamere Forest is exactly one mile from the property. On a recreational front there are rugby, football, hockey, cricket, tennis and a number of highly regarded golf courses within fifteen minutes' drive of the property as well as horse riding in Delamere, subject to permit, alternatively at the Willington Hall Stables.

Accommodation

A part glazed panelled front door opens to the **Central Reception Hall** this is finished with oak flooring which continues through into the **Living Room, Dining Room and Study**. A staircase from the **Reception Hall** rises to the first-floor landing with storage cupboard beneath. There is a communicating door to the **Kitchen** and there is a **Cloakroom** fitted with a low-level WC and wall mounted wash hand basin.

The **Living Room 4m x 3.4m** is fitted with a feature limestone fireplace incorporating a living flame coal effect gas fire with further **Dining Room** beyond **3.4m x 2.6m**. which offers attractive views via glazed double doors to the Welsh Hills and is open plan to the **Kitchen 4.7m x 2.9m**. this is extensively fitted with wall and floor cupboards, complimented with granite work surfaces and a Belfast style ceramic sink unit. Stunning views can be enjoyed from the kitchen window across the Cheshire plain to the Welsh Hills in the distance. Appliances include a range style cooker with four burner gas hob, griddle and double oven with extractor canopy above. There is an integrated dishwasher and a freestanding American style fridge freezer as well as a breakfast table. A tiled floor runs throughout and continues into the utility room which is fitted with additional wall and floor cupboards, worksurface incorporating sink unit and drainer along with space beneath for a washing machine and potentially a condenser dryer.



The **Kitchen** gives access to a **Conservatory/Garden Room Extension 4.4m x 3.7m** this offers spectacular views across the Cheshire Plain to the Welsh Hills and benefits from central heating radiators allowing all year-round use. There is also a ground floor **Study 2.6m x 2.3m**.

The first-floor landing provides space for a **Desk/Study Area** if desired and gives access to 3 double bedrooms and the family bathroom. The master bedroom suite includes a dressing room and en-suite shower room.

Bedroom one 4.6m x 3.4m is a generous double with a fully fitted **Dressing Room off 3.5m x 2.6m** this includes fitted wardrobes and dressing table providing draw units and storage cupboards. The well-appointed **En-suite Shower Room** includes a quadrant shower enclosure pedestal wash handbasin, low level WC, heated towel rail, tiled floor and provides stunning views to the Welsh Hills.

Bedroom two 3.5m x 2.8m also benefits from the attractive views. **Bedroom three 3.7m x 2.8m** is a further generous double bedroom overlooking the front. The **Family Bathroom** also enjoys the attractive views and is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and Oak flooring.

Externally

A driveway laid with India stone pavements provides parking for up to 3/4 cars. Steps from the driveway lead down to the front door and a low maintenance terraced front garden. Access can be taken along the side of the property to the attractive well maintained and secluded rear garden. This is partly laid to lawn edged with mature well stocked borders and includes a large Indian stone laid patio which wraps around the conservatory/garden room to 2 sides creating the perfect alfresco entertaining space. The stunning views can be fully appreciated from the garden. These provide 180° views taking in Beeston Castle, Peckforton, Bickerton Hills, and on a clear day, as far as the Berwyn mountains across the Cheshire Plain with the full run of the Clwydian Range as a backdrop (pictures cannot do justice to this view which needs to be witnessed to be appreciated). The original **Garage 5.4m x 2.7m** has been converted to a workshop, however could be converted to provide additional accommodation within the property subject to consent from the relevant authorities.

Services/Tenure

Water Electricity Gas Private Drainage

Viewing

Through Cheshire Lamont Tarporley Office 01829 730700

Directions

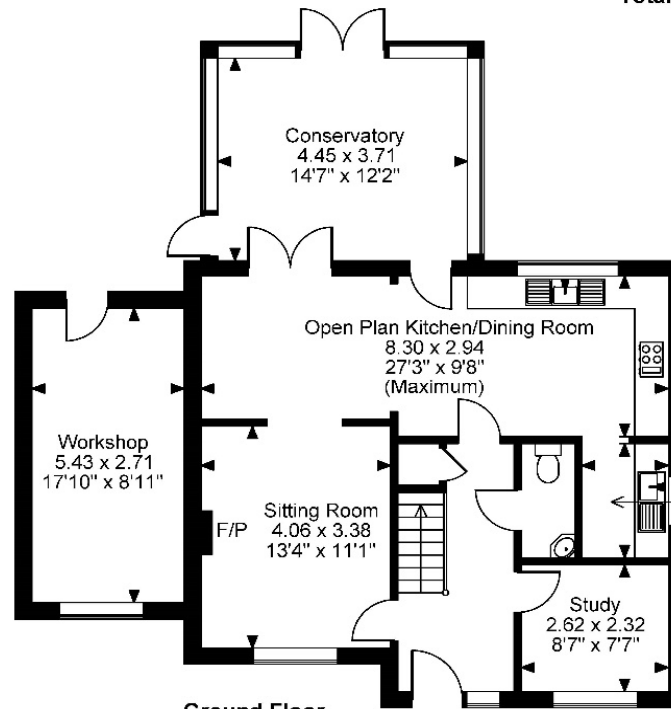
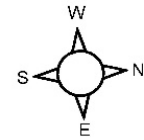
What3words: mass.uppermost.upholding

From Tarporley leave the High Street proceeding along Utkinton Road, follow this road for 1.5 miles, passing Rose Farm Shop in Utkinton turning right into Quarry Bank. Proceed up Quarry Bank taking the first left into Tirley Lane, proceed for ¼ mile where the property can be found on the left.

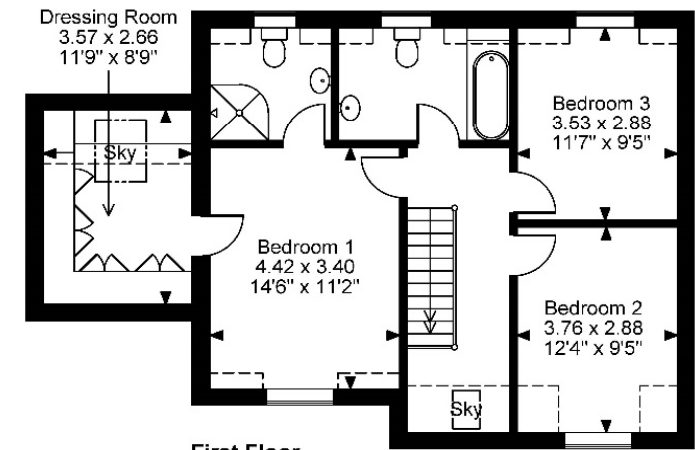




Approximate Gross Internal Area
Main House = 1492 Sq Ft/139 Sq M
Workshop = 158 Sq Ft/15 Sq M
Total = 1650 Sq Ft/154 Sq M



Ground Floor



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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