



**CHESHIRE
LAMONT**

Beeston Hall Mews, Brook Lane, Tarporley

Beeston Hall Mews,

Brook Lane, Beeston, CW6 9TZ

Situated within a highly sought after courtyard development this well-proportioned 3 Bedroom property is offered to a particularly high specification and finish, conveniently situated within 2 miles of Bunbury village and less than 3 miles from Tarporley.

- Reception Hall, 26' Open Plan Living/Dining Room, well-appointed Kitchen Breakfast Room, Utility Room and Cloakroom
- 3 Double Bedrooms all with built in fitted wardrobes along with Study/Reading Area or Playroom, 2 Bath/Shower Rooms.
- Attractive landscaped low maintenance garden overlooking a water feature to the front. Large Single Garage and large open fronted Garage walled courtyard rear garden|

Location

Beeston is a small hamlet situated between Tarporley and Bunbury Villages, both villages offer excellent day to day facilities along with primary schools within the catchment of a leading secondary school in Tarporley, together with established transport to independent schools both in Shropshire and Cheshire. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills. Nearby links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe. Crewe railway station is situated within 14.5 miles and provides a service to London Euston within 1 hour 40 minutes.

Accommodation

Reception Hall 6.1m x 1.7m with staircase rising to first floor and doors to Living Room and Cloakroom which is fitted with a circular wash hand basin set on a washstand and low-level WC. The well-proportioned **Open Plan Living Room/Dining room 7.90m x 3.6m** provides a cosy sitting area offering attractive views towards the pond and an exposed brick fireplace incorporating a remote-controlled gas fired log burner effect stove set on a raised hearth with large beamed Oak mantle above. The **Dining Area** will comfortably accommodate an 8-person dining table and has glazed panel double doors opening to the well-appointed **Kitchen Breakfast Room 3.9m x 3.7m** where the previous vendors comfortably accommodate a circular 4-person dining table. The Kitchen was refitted by Stephano de Blasio of Waverton providing an extensive range of wall and floor cupboards complemented with granite work surface.



Integrated appliances include a dishwasher and a Stoves 2 oven range cooker with 5 burner gas hob (LPG), a heated Belgium limestone floor continues seamlessly into the **Utility Room 3.85m x 1.79m** which provides additional wall and floor cupboards along with a larger cupboard, pan drawers and housekeepers cupboard, second sink unit within work surface, American style fridge freezer and washing machine.

To the First Floor there are two generous double bedrooms and two bath/shower rooms with a further large double bedroom and open plan study/reading area to the second floor. **The Master Bedroom 5.2m x 3.6m** benefits from built in wardrobes and spectacular views over the pond to the front with a well-appointed **En-Suite Shower Room** off comprising large shower enclosure, low level WC and wash hand basin with useful storage units beneath and heated towel rail.

Bedroom Two 4.2m x 3.6m also benefits from fitted wardrobes and is situated adjacent to the **Family Bathroom** which provides a large panel bath, separate large quadrant shower enclosure, wash hand basin with useful storage cupboard beneath, low level WC and heated towel rail. A staircase from the landing rises to a spacious galleried **Second Floor Landing** which is currently being utilised as a **Playroom** with space to accommodate book shelving, easy chairs and an occasional table (likewise could be utilised as a study). This versatile area is open plan to a further large **Double Bedroom 4.3m x 2.08m** which has built in wardrobes (within the eaves).

Externally

There are gardens to both front and rear, the front garden has been landscaped for low maintenance purposes with a combination of brick laid pathways, original cobbling, granite setts, well stocked borders and gravel, and enjoys a southwest orientation overlooking the pond to the front. The enclosed walled **Courtyard Garden** to the rear has again been designed and landscaped for low maintenance purposes with wide porcelain non-slip tiled pathway linking to **Sitting/Entertaining Areas**, one with an electric sun awning and an artificial central grass area edged with a well-stocked border. There is ample parking provision including an **Open Fronted Garage** which has a gated archway opening into the walled garden. There is a further large **Single Garage 6.04m x 3.35m** with electric roller shutter door.

Services/Tenure

Mains water and electricity, LPG central heating, Treatment Plant Drainage. There is a service charge set by the site management committee which is currently £55 per month. Freehold.

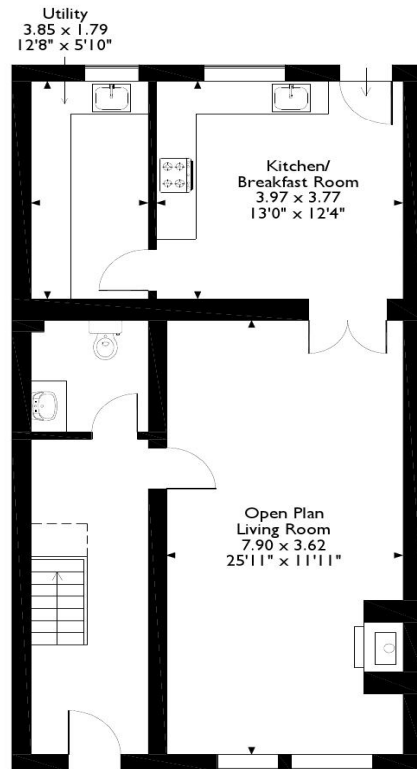
Directions

What3words: unlimited.chucks.legal

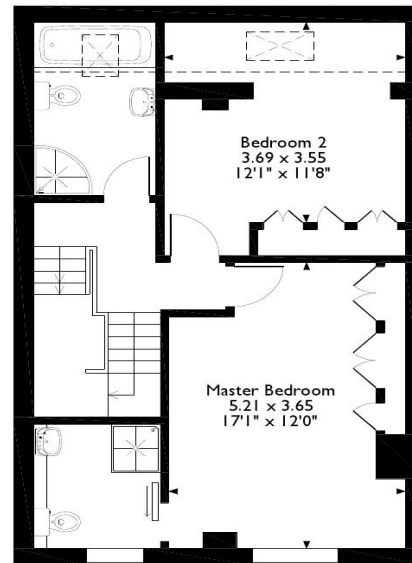
From the Agents Tarporley Office proceed down the High Street heading towards Nantwich turn left on to the A49 and at the traffic lights by the Red Fox Public House turn right remaining on the A49 heading towards Whitechurch, after approximately 1.2 miles turn right on to Brook Lane immediately after Beeston Market, sign posted Beeston Castle. Once on Brook Lane take the first driveway on the right at the brow of the hill on to the shared drive for the property, follow this driveway round to the right and the entrance to the property will be found on the left hand side.



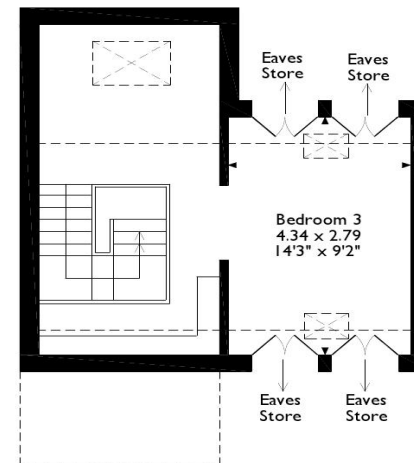
Approximate Gross Internal Area
Main House = 1546 sqft/143 sqm
Garage = 218 sqft/20 sqm



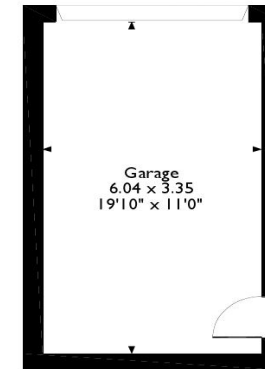
Ground Floor



First Floor



Second Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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