



Tiverton Heath, Tarporley



The Cottage

Tiverton Heath, Tarporley,
CW6 9HN

Stunning family home situated within 1.5 miles of Tarporley High Street. Extensively extended and refurbished to a particularly high specification and set within secluded landscaped architect designed gardens extending to approx. 1 acre with garaging for four cars.

- Stunning four-bedroom family home
- Situated just 1.5 miles from Tarporley High Street
- Reception hall, living room, sitting room, study, dining room, 8.6m kitchen breakfast/family room, utility, cloakroom
- Attractive first floor landing, four ensuite double bedrooms (all with built in wardrobes) well-appointed family bathroom
- Landscaped architect designed gardens extending to approx. 1 acre. Garaging for four cars, large versatile timber framed implement store/workshop

Location

Tiverton Heath is just over one mile from the centre of Tarporley village and eight miles from Nantwich town centre. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, and gift shops. Other facilities include a petrol station, health centre, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside with Delamere Forest and the Peckforton Hills easily accessible.



Accommodation

A panelled front door opens to a stunning **7.5m Reception Hall**, features include a magnificent staircase rising to the first floor, painted panel effect walling and stone tile flooring which benefits from underfloor heating, this continues through into the dining room, kitchen breakfast/family room and utility. Off the reception hall, there is a cozy open plan **Sitting Room 4.1m x 4.3m** fitted with a central fireplace (non-operational) with marble surround and hearth. The well-proportioned **Drawing Room 8.8m x 4.2m** includes a box bay window offering attractive views over the landscaped gardens, 2.6m ceiling heights and a central fireplace which is fitted with a stone surround and hearth. The reception hall also gives access to a versatile **Study 3.5m x 3m**, this has the original cast iron fireplace and bespoke display shelving/cupboards to either side of the chimney breast. The **Dining Room 5.1m x 3.1m** comfortably accommodates a 10/12 person dining table and has a 3.1m vaulted ceiling. The stunning **Kitchen Breakfast/Family Room 8.6m x 4.6m** is fitted with gloss fronted wall and floor cupboards, along with matching central island finished with Corian work surfaces which provides a four-person breakfast bar. Appliances include a boil tap to the sink unit, Smeg range cooker with five ring induction hob and double oven with extractor above, integrated microwave oven, dishwasher and larder fridge (with larder freezer in the adjacent utility room). A six-metre run of glazed bifold doors allows natural light to flood into the room and, when open, gives access to a large Indian stone alfresco entertaining area overlooking the landscaped gardens. Within the family area, there is space for sofas, easy chairs and a coffee table to the front of a feature gas-fired log burner-effect fire with recess above for a 56 inch television. The **Utility Room** provides a second sink unit set within a Corian work surface, plumbing for a washing machine and space for a condenser dryer. There are additional wall and floor cupboards, as well as a housekeeper cupboard, cloaks and shoe/boot cupboard. Off the utility room, there is a **Cloakroom** fitted with a low-level WC and wash handbasin.





First Floor

The stunning staircase rises to the first floor passing a feature 2.4m high picture window overlooking the landscaped gardens. The spacious landing is finished with engineered oak flooring and painted panel effect walls, and provides access to four double bedrooms, all with ensuite facilities and a family bathroom. The **Master Bedroom Suite 8.8m x 4.6m** benefits from under floor heating throughout and includes an extensively fitted dressing area. The large bedroom overlooks the landscaped gardens and has a well-appointed ensuite shower room off. **Bedroom Two 4.2m x 4m** also benefits from fitted wardrobes, dressing table and drawer units, and has a well-appointed ensuite shower room off. **Bedroom Three 4m x 3m** benefits from underfloor heating, a dressing table with drawer units, built-in cupboards and a dressing area off fitted with wardrobes, with an ensuite shower room beyond. **Bedroom Four 4m x 4m** includes fitted wardrobes and an ensuite washroom fitted with a low-level WC and wash handbasin.





The well-appointed **Family Bathroom** is fitted with a freestanding roll top bath with handheld shower attachment, wall mounted wash handbasin with drawer units beneath, low WC, large toiletry cupboard and a heated towel rail.

Externally

A splayed entrance with automated gates opens onto a gravel driveway edged with granite setts. The driveway passes an oak framed open-fronted **Double Carport 5.9m x 5.9m** and continues to a tarmac parking/turning area adjacent to the property where there is a further detached **Double Garage 6.1m x 5.4m** accessed via an automated roller shutter door. The stunning landscaped gardens, which have been subtly lit and designed by a landscape architect, include modern art contemporary statues. A large Indian stone alfresco sitting/entertaining area can be directly accessed from the kitchen/family room with well stocked borders beyond, which include an Acer tree water feature. A pathway edged in box gives access onto the lawns beyond. The lower garden area includes a further box hedge pathway lined with ten topiary cut Portuguese laurel trees with lawned gardens beyond, one of which has a 6m x 6m sunken garden with bench seating and fire pit. The remainder of the gardens are principally laid to lawn and include an established pond close to the rear boundary. There is also a versatile timber framed **Workshop/Garden Implement Store 9m x 4.6m** - this benefits from mezzanine storage to part of the roof space.

Services/Tenure

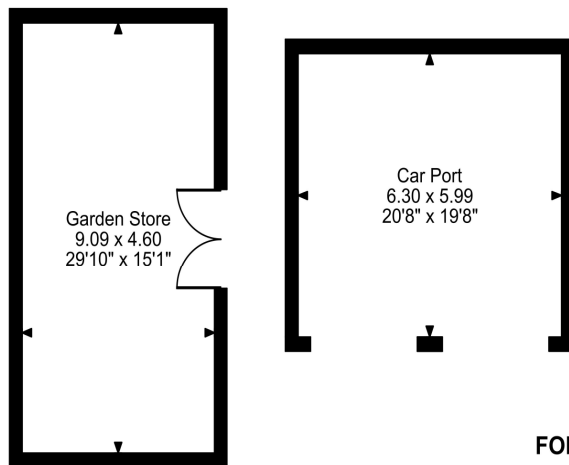
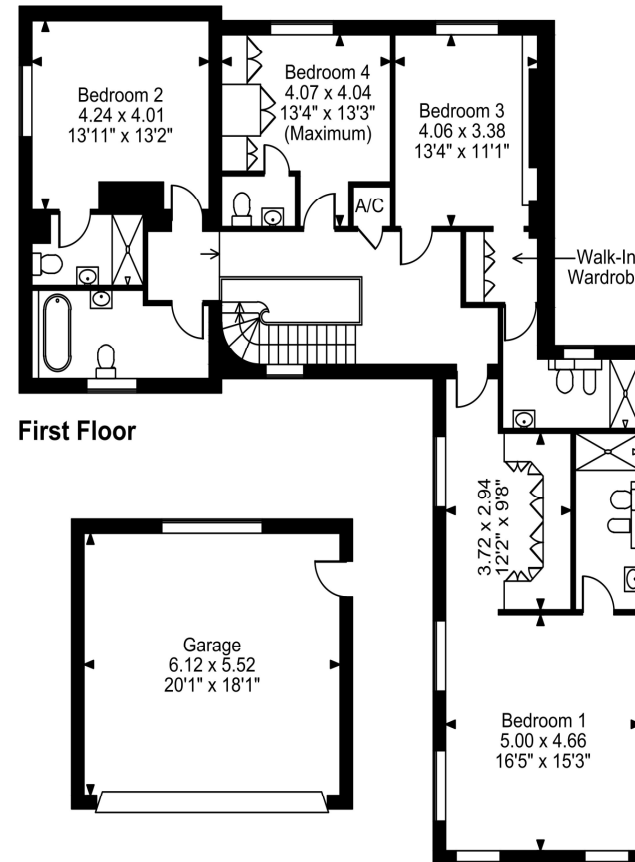
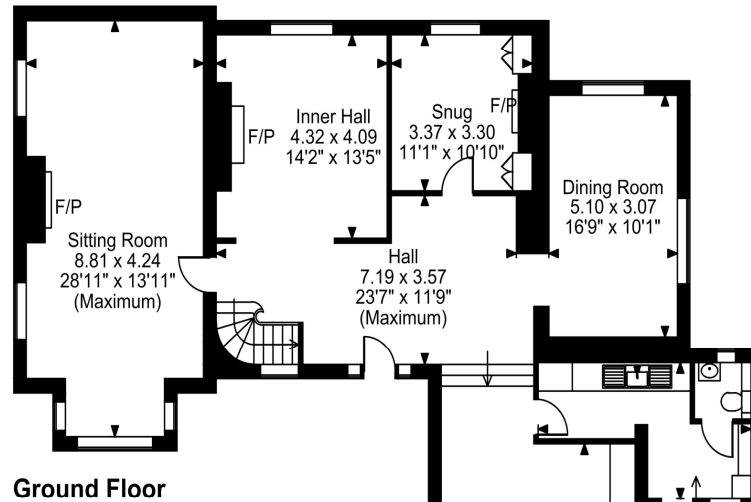
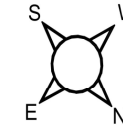
Oil fired central heating, septic tank drainage, mains electricity. Freehold

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.



Approximate Gross Internal Area
Main House = 3186 Sq Ft/296 Sq M
Garage & Carport = 770 Sq Ft/72 Sq M
Garden Store = 450 Sq Ft/42 Sq M
Total = 4406 Sq Ft/410 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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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