



**CHESHIRE  
LAMONT**

**Whitchurch Road, Bunbury Heath, Nr. Tarporley.**

# Well Cottage. Whitchurch Road, Bunbury Heath, Nr. Tarporley. CW6 9SX

Attractive three-bedroom character cottage situated just over half a mile from the centre of Bunbury Village benefiting from a generous garden plot, ample parking and single garage.

- Characterful Three-Bedroom Cottage.
- Situated within approximately half a mile of Bunbury Village Centre
- Two principal Reception Rooms, Kitchen/Breakfast Room, Utility, Cloakroom, Boot Room
- Three Double Bedrooms, Bathroom
- Attractive cottage style Gardens particularly generous to the rear
- Ample parking/turning provision, Detached Single Garage.

## Location

The property is situated on the outskirts of the highly sought-after Bunbury Village within walking distance of Village amenities and facilities. There is a primary school in the Village and leading secondary schools in the area together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. 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.

## Accommodation

An enclosed **Entrance Porch** gives access to the hallway with a staircase rising to the first floor and reception rooms to either side. The well proportioned **Living Room 4.6m x 3.6m** has a bay window to the front elevation and views over the rear garden, there is a central reclaimed fireplace set upon a slate hearth with timber mantle. The versatile **Sitting/Dining Room 3.7m x 3.2m** also has a bay window to the front, exposed ceiling timbers and polished floorboards. The **Kitchen/ Breakfast Room 4.1m x 4m** is finished with a quarry tile floor fitted with wall and floor cupboards and includes a freestanding double oven with four ring ceramic hob and provides space for a freestanding fridge freezer and six-person everyday breakfast/dining table. Off the kitchen there is a **Large versatile Pantry/Housekeepers Cupboard** and a **Utility Room 3.1m x 1.4m** providing space for a washing machine and tumble-dryer along with a Belfast style ceramic sink unit with a **Cloakroom** beyond, fitted with a low-level WC and pedestal wash handbasin. There is also a **Boot Room/Rear Entrance Porch 2.5m x 1.6m** which houses the oil-fired central heating boiler. First Floor



To the first floor there are **Three Double Bedrooms** and a **Bathroom**. **Bedroom One 4.0m x 2.8m** deepening into 4m to include wardrobes/storage cupboards. **Bedroom Two 3.7 m x 3.2m** and **Bedroom Three 3.6m x 2.7m** both overlook the front and have either fitted or built-in wardrobes. The **Bathroom** is fitted with a panel bath, pedestal wash handbasin and low-level WC.

**Externally**

A gated gravel **Driveway** leads to a **Courtyard** at the rear of the property providing ample parking and turning space along with giving access to a **Detached Single Garage**. There are cottage style gardens to both the front and rear. The rear garden is particularly generous in size, being principally laid to lawn including stocked borders, there is also a former vegetable garden which could be reinstated.

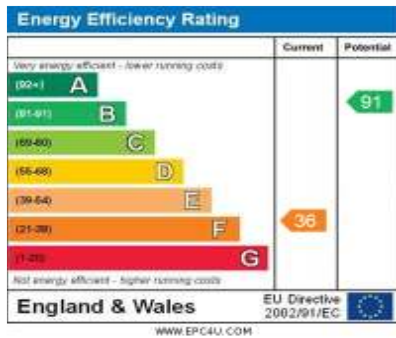
**Tenure:** Freehold

**Services:** Mains Water, Electricity and Drainage, Oil fired central heating.

**Directions**

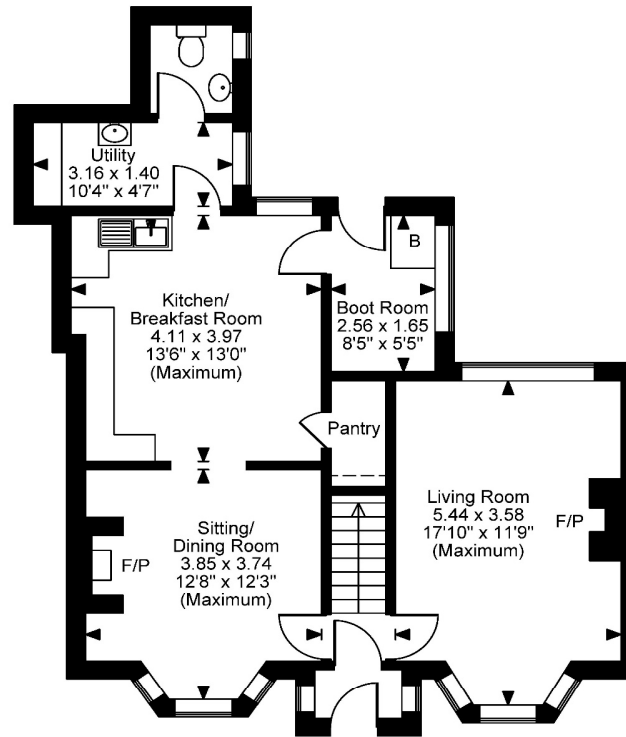
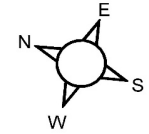
**What 3 words - plant.campus.pines**

From Cheshire Lamont's Tarporley Office proceed down the High street towards Nantwich, at the T Junction turn left on to the A49 sign posted Nantwich, at the Traffic lights with The Red Fox Public House on your right, turn right continuing on the A49 sign posted Whitchurch, follow this road for approximately 2 miles, and after passing the turning on to School Lane sign posted Bunbury the property can be found approximately 200m further on the left hand side.

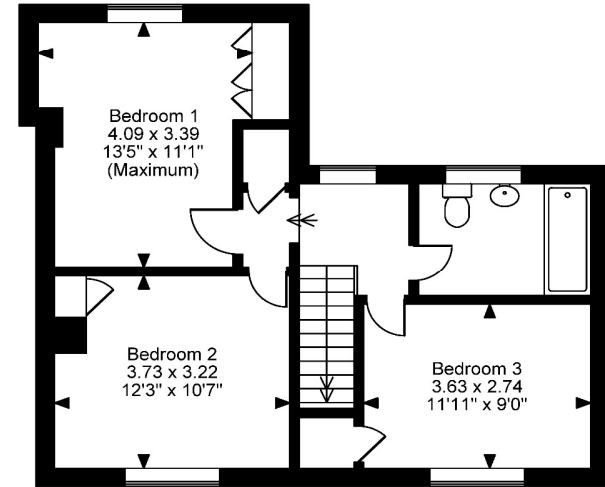
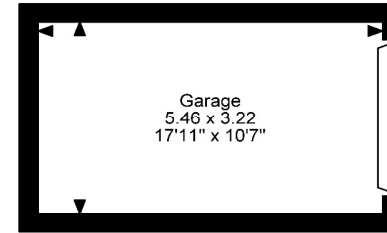




Approximate Gross Internal Area  
 Main House = 1239 Sq Ft/115 Sq M  
 Garage = 189 Sq Ft/18 Sq M  
 Total = 1428 Sq Ft/133 Sq M



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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**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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[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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