



75 High Street
Tarvin

CHESHIRE
LAMONT

The Baker's Cottage

75 High Street, Tarvin

CH3 8JA

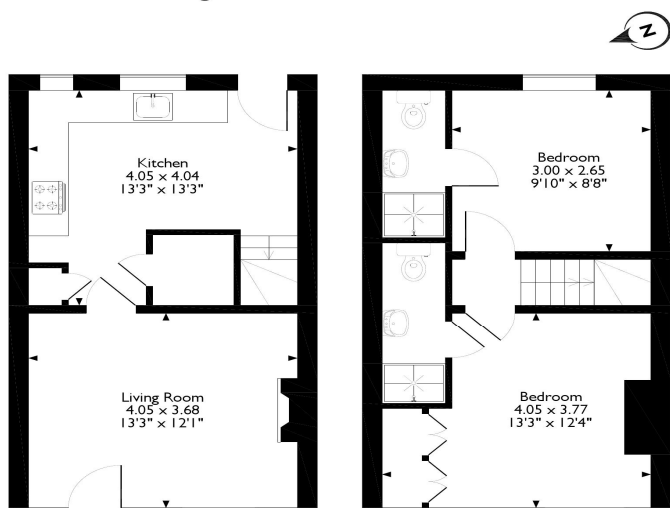
This attractive two bedroom characterful cottage is situated in the centre of Tarvin Village. It was part of the Guntery redevelopment in 2008 by Matrec and has created a delightful individual home.

- Sitting Room, Kitchen Diner
- Two Double Bedrooms (both with En-Suite Shower Rooms)
- Convenient Central Village Location

Location

The property is situated in the rural village of Tarvin, with the larger village of Tarporley just 4 miles away and Chester City Centre 6.5 miles. The property is within easy walking distance to the well regarded local Primary school and is within catchment for Tarporley High School. Due to the convenient proximity of the local main road and motorway networks the surrounding centres of commerce are made more conveniently commutable along with a train service from Crewe Station (18 miles) to London Euston within 1 hour 40 minutes. On a recreational front there are rugby, football, cricket, hockey, tennis, squash and five golf courses within 15 minutes of the property and delightful walks which can be enjoyed in the surrounding area.

75 High Street, Tarvin, Chester



Accommodation

A glazed panel front door opens into the attractive **Sitting Room 13'5 x 12'4** with central fireplace incorporating living flame coal effect gas fire set on a stone hearth, double glazed sash window to front and door to kitchen diner. The **Kitchen Diner 13'10 x 13'3 narrowing to 8'10** is fitted with wall and floor cupboards complimented by timber effect work surfaces incorporating stainless steel sink unit with drainer and mixer tap, appliances include four burner gas hob with extractor above and oven with grill beneath, plumbing for washing machine, space for freestanding fridge freezer, useful understairs storage cupboard, external door to what the vendor refers as the rear alley patio which has potted plants and an access gate to a shared courtyard beyond.

First Floor

The First Floor landing gives access to two Double Bedrooms both with En-Suite Shower Rooms. **Bedroom One 13'5 x 12'7** (maximum dimensions) which include bespoke fitted wardrobes, double glazed sash window to front and a well-appointed **En-Suite Shower Room** comprising large tiled shower enclosure, low level WC, pedestal wash hand basin and heated towel rail. **Bedroom Two 10'4 x 8'9** also benefits from an **En-Suite Shower Room** finished to an identical specification to Bedroom One.

Services

Mains Gas, Electricity, Water & Drainage.

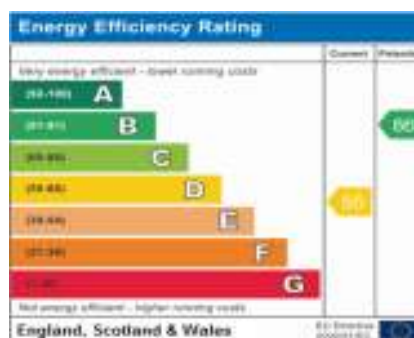
Tenure

Freehold

Directions

What3words: shuttled.skyrocket.already

From the Agents Office in Tarporley, leave the village towards Chester on the A51/Rode Street. Continue straight for approximately 4 miles and turn right into Tarporley Road, signposted Tarvin. Continue on Tarporley Road and in the centre of the village at the sharp left hand bend turn right. The property can be found a little way down 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.