



Golf Courses

20B

20A

19A

CHESHIRE
LAMONT

High Street Tarporley

20a High Street

Tarporley CW6 0EA

This delightful two-bedroom cottage is centrally positioned within Tarporley village and offers scope to convert an attic storeroom into additional bedroom accommodation. (subject to obtaining the relevant consents). To the rear of the property is an enclosed walled courtyard garden ideal for al fresco entertaining.

- Conveniently situated within 100m. of Tarporley village centre
- Attractive Living Room, Kitchen/Diner.
- 2 Bedrooms both En-suite, first floor utility cupboard.
- Enclosed staircase to attic storage room which offers potential to create additional accommodation subject to consent from the relevant authorities.

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The Village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the Village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The Village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

To the front of the property there is a well-proportioned **Living Room 4.3m x 4m** this has a bay window to the front, open fireplace (suitable for log burning stove) set within an exposed brick chimney breast and a staircase rising to the first floor. To the rear of the property there is a **Kitchen/Diner 4.4m x 3.3m** this is fitted with cottage style wall and floor cupboards including a housing unit for a fridge freezer. The work surface incorporates a four-ring ceramic hob with oven beneath and extractor filter above. There is plumbing for a dishwasher, built-in storage cupboard and space for a 4-6-person dining table and feature exposed brick chimney breast along with a door giving access to the enclosed alfresco entertaining courtyard at the rear.



To the first floor there are **Two En-suite Bedrooms**, a **Utility Cupboard** plumbed for a washing machine and a further door giving access to an enclosed staircase rising to a part-converted **Attic Space** which is utilised for storage but potentially could provide additional bedroom accommodation subject to consent from the relevant authorities.

First Floor Accommodation

Bedroom One 3.7m x 3.3m benefits from an **En-suite Bathroom** fitted with a panel bath, pedestal wash handbasin, low level WC and built-in double wardrobe.

Bedroom Two 3m x 2.8m deepening to 3.3m also benefits from built-in double wardrobes and an **En-suite Shower Room** which includes a wall mounted wash handbasin, low level WC, tiled walls and a tiled floor.

The partly converted **Attic Space 5.7m x 4.2m** has two Velux roof lights and offers scope to provide additional accommodation either home office or large bedroom if desired (subject to the relevant consents).

Externally

To the rear of the property there is an enclosed courtyard laid with Indian stone with an access gate on the side which gives access to a passageway leading onto the High Street.

Tenure: Freehold

Services: Mains water, electricity, gas, and drainage

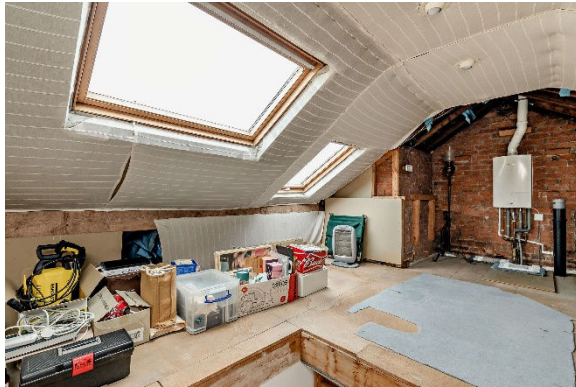
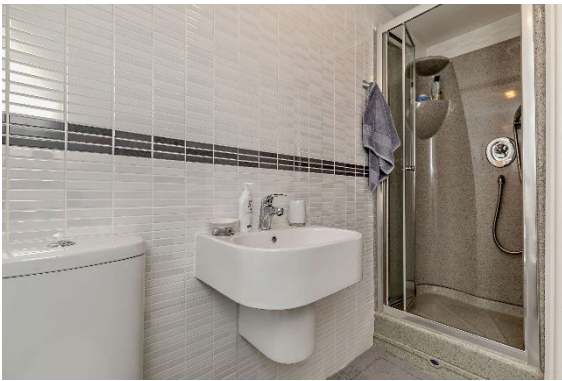
Directions

What3words - [snack.book.sway](https://www.what3words.com/snack.book.sway)

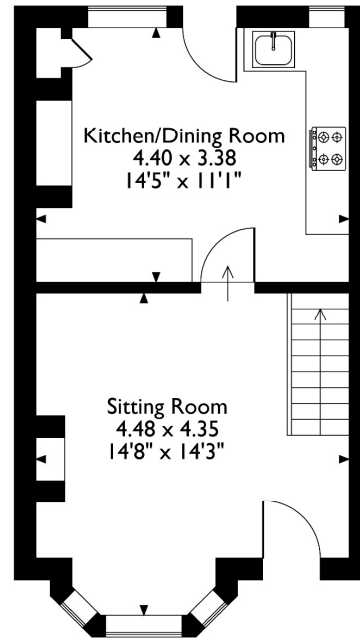
From the agent's office head up the High Street for 100 meters towards Forest Road passing the The Hollies Farm shop and Café continuing past the bathroom shop on the left and shortly after, the property will be found on the left-hand side.

Viewings: Through Cheshire Lamonts Tarporley Office 01829 730700



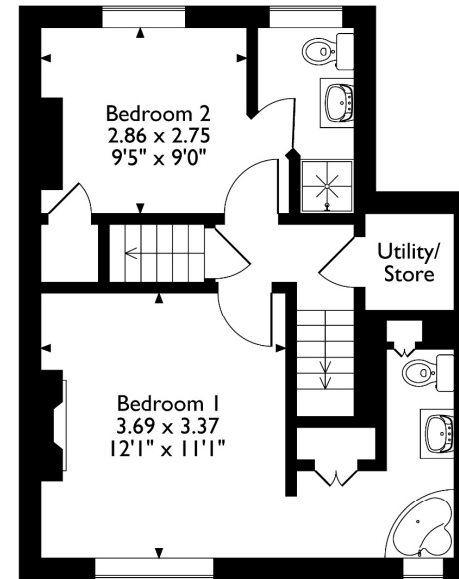


Approximate Gross Internal Area 1012 sqft/94 sqm

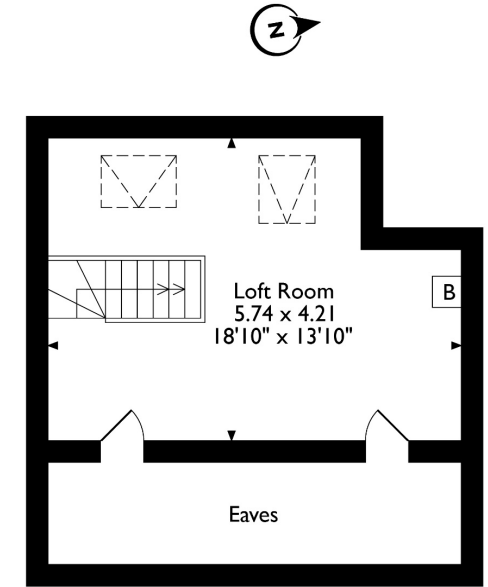


Ground Floor

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.



First Floor



Second Floor

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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