



CHESHIRE
LAMONT

Hall Lane, Haughton, Nr Tarporley

3 Hall Lane, Haughton Tarporley. CW6 9RH

A simply charming and characterful semi-detached cottage in outstanding countryside providing delightful accommodation with a wealth of appealing features affording wonderful rural views in a highly sought after location. Pitched porch, open plan dining/living area with AGA, kitchen area, lounge, laundry room/cloakroom. Two first floor double bedrooms, bathroom and loft room. Large driveway and attractive landscaped established gardens. Viewing highly recommended.

- A charming and characterful semi-detached cottage of immense appeal in outstanding countryside and affording fine rural views.
- Delightfully appointed and presented throughout to a high standard incorporating a wealth of appealing features.
- Set within beautiful established gardens and grounds bordering open fields.
- In a highly regarded and sought after location nearby to the village of Bunbury.
- Two first floor double bedrooms, spacious bathroom, loft-room, versatile reception accommodation, fully appointed kitchen with AGA.

Location

This charming semi-detached house stands in a wonderful rural location amidst delightful Cheshire countryside and benefits from lovely views to all aspects and to the Peckforton Hills. The property is situated nearby to the highly regarded village of Bunbury and close to the historic market town of Tarporley. The cottage has been carefully and sympathetically updated and maintained by the present owners and exudes character and charm.

Accommodation

A most attractive pitched tile pine framed porch with low brick walling to either side and a quarry tiled step leads to a period exposed pine braced door leading to a spacious **Open Plan Kitchen/Dining/Living Area 5.18m x 5.62m**, with a spindled open tread staircase ascending to first floor, tiled flooring, diamond leaded double glazed double doors to rear terrace affording fine views over countryside, oil fired Aga kitchen range upon brick plinth with granite surface to side, shelved niche and open access leads to the **Kitchen Area**, with a superb range of handmade pine base and wall mounted units, work surfaces, inset single drainer sink unit with mixer tap, uPVC double-glazed window to side elevation with oak sill, tiled flooring, a sectional glazed pine stable door to side hall, leading to a **Laundry/Cloakroom/WC 2.47m x 3.28m** with superb aspects over the rear gardens and land beyond, uPVC double glazed window, base unit incorporating single drainer one and a half bowl sink unit with mixer tap, oil fired central heating boiler, plumbing for washing machine, wall mounted units incorporating shelving, low WC, radiator, double glazed stable door to outside, fitted tall cupboard and part tiled walls.



From the kitchen a sectional glazed pine stable door leads to a **Side Hall/Porch** with quarry tiled floor and a pine framed tiled pitch porch with Velux window.

From the **Dining/Living Area** a pine panel door leads to the **Living Room 5.18m x 3.26m** with lovely aspects to the front, central exposed brick beehive fireplace with recessed quarry tiled hearth incorporating a wood burning stove, wall light points and glazed double doors lead to the patio terrace.

First Floor Accommodation

With double glazed window to front elevation providing outstanding far reaching rural views over delightful countryside, exposed pine flooring, hatch to loft with ladder and a panel door leads to **Bedroom One 5.18m x 4.29m**. to rear elevation with views over the Peckforton Hills. **Bedroom Two 2.78m x 3.59m** with vanity wash hand basin and cupboard beneath, painted pine flooring.

Bathroom 2.3m x 2.6m with a panelled bath incorporating mixer shower over and screen, pedestal wash hand basin, WC, half tiled walls, recessed ceiling lighting. Ladder from landing leads to a **Loft Room 4.03m x 5.61m** with Velux window.

Externally

The property stands back from the road behind established hedging incorporating attractive mature trees and a driveway is accessed via a 5-bar gate over a large gravel entrance drive providing excellent parking facilities. A gate to the side of the property within fencing allows access over an attractive block paved side path to the delightful rear gardens. At the rear the property benefits from a full width timber arbour within an established creeper, stone paved patio area and lawned gardens that extend to the rear with an abundance of mature trees, garden shed and borders open fields providing wonderful far reaching rural aspects.

Services

Oil fired central heating, mains water and electricity.

Tenure.

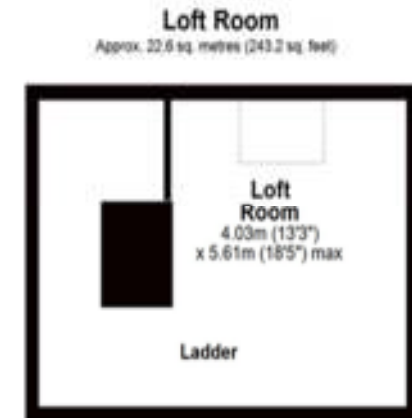
Freehold

Directions.

What3words commented.highly.interacts

From Tarporley head south on the A49 towards Whitchurch for approx 3 miles, turning left at the crossroads in Spurstow onto Long Lane. Proceed along Long Lane for just under 2 miles turning left at a grassed triangle into Hall Lane. Proceed along Hall Lane for ¼ mile and the property will be seen 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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441