



Wyche Road, Bunbury

CHESHIRE  
LAMONT

# Belmont,

## Wyche Road, Bunbury, Tarporley, CW6 9PR

Presented to a high specification and holding an attractive position overlooking open countryside to the front, this four bedroom family home is conveniently situated within walking distance of the facilities in Bunbury Village.

- Conveniently situated within walking distance of the facilities within Bunbury Village
- Reception hall, living room, large open plan kitchen/dining/family room, utility, cloakroom, large versatile storeroom
- Large ground floor master bedroom suite with dressing room and ensuite facilities. Three further bedrooms and family bathroom to the first floor
- Good size gardens to both front and rear, ample parking, former garage partly converted to accommodation with the balance creating a useful store/workshop

### Location

The property is situated on Wyche Road within walking distance of Bunbury Village amenities and facilities which includes a mini supermarket, village coffee shop and three pubs/restaurants. There is a primary school in the village and leading secondary school in Tarporley, 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

A solid oak front door opens to a large central **Reception Hall 4.8m x 2m**. This is finished with a natural stone floor and column radiators. The stone flooring continues seamlessly into the **Cloakroom**, fitted with a low-level WC, wash handbasin and heated towel rail. The well-proportioned **Living Room 6.6m x 4m** includes a bay window to the front overlooking the garden, a fireplace fitted with a log burner effect stove is an aesthetically pleasing feature, with recess above for television. An engineered wood floor runs throughout.

The large open plan **Kitchen/Dining/Family Room 9.3m x 7.4m** overall is the hub of this stunning home. The **Kitchen 7.4m x 5.9m** narrowing to 4.2 m includes a large centre island which provides a 6-person breakfast bar. Handmade units are complimented with granite work surfaces. Appliances include a four-ring induction hob with extractor above, two fan assisted ovens, a steam oven and microwave, integrated wine chiller, undercounter fridge and dishwasher, with a further American style fridge freezer set within a housing unit in the adjacent utility room. The informal family area comfortably accommodates a sofa and easy chairs along with a window seat to the bay window. A feature stone fireplace is fitted with a log burning stove. Timber effect flooring runs seamlessly through into the formal dining area which can comfortably accommodate a 10 person dining table, and larger for an occasion, with a set of glazed double doors opening onto the garden.



The stone flooring from the reception hall continues seamlessly throughout the kitchen/breakfast room and the utility room. The **Utility Room** provides additional storage and shelving along with space beneath the worksurface for a washing machine and tumble dryer. There is also a useful **Storeroom 3.3m x 2.6m** (formally part of the double garage) which lends itself to alternative uses if desired. The property provides four bedrooms with a master suite on the ground floor and three first floor bedrooms with a family bathroom to the first floor.

The large ground floor **Master Bedroom Suite** is entered by a walk-through **Dressing Room 4m x 3.6m** benefiting from fitted wardrobes, space for dressing table and glazed double doors opening onto the rear garden. The large **Double Bedroom 5.7m x 4.5m** includes a walk-in wardrobe area with movement sensor lighting and a feature freestanding bath set up upon a tile surround. Off the bedroom, there is a well-appointed **Ensuite Shower Room** fitted with a large shower facility, wall mounted wash hand basin, WC, heated towel rail and heated floor - this also benefits from movement sensor lighting.

### First Floor

Off the first floor landing, there are three bedrooms and the bathroom. **Bedroom Two 5m x 4.5m** overlooks the front and has a walk-in wardrobe/storage cupboard off. **Bedrooms Three and Four** are both similar in size **4.8m x 2.4m** and are divided by a stud partition wall which could be removed to create a large double bedroom if desired. The **Family Bathroom** is fitted with a panel bath with shower above, wall mounted wash handbasin, low level WC, heated towel rail and built-in storage cupboards.

### Externally

A double width driveway provides parking to the front of the property with additional parking available to the side. The property sits centrally within its gardens which are principally laid to lawn to the front incorporating mature well stocked borders. The enclosed and secluded rear garden includes both a paved patio and decked sitting/entertaining area, with lawn gardens beyond edged with raised borders retained with sleepers, and a summer house.

### Services/Tenure

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

### Viewing

Via Cheshire Lamont Tarporley office.

### Directions

**What3words: cherub.sapping.stove**

From Tarporley head South on the A49 towards Whitchurch, upon reaching Bunbury turn left at the cross roads into School Lane, follow School Lane in to the centre of the village passing the school on your right, just past the Chip shop take the left hand fork and at the top of the junction take a left hand turn passing the Nags Head Public House, immediately after take the right hand turn onto Wyche Lane, follow this lane turning left into Wyche Road. The property can be found on the left-hand side after approximately 100 metres.





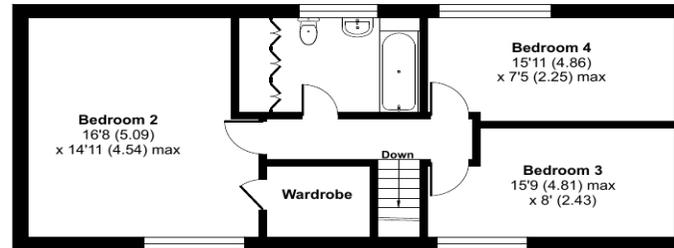
# Wyche Road, Bunbury, Tarporley, CW6

Approximate Area = 2512 sq ft / 233.3 sq m

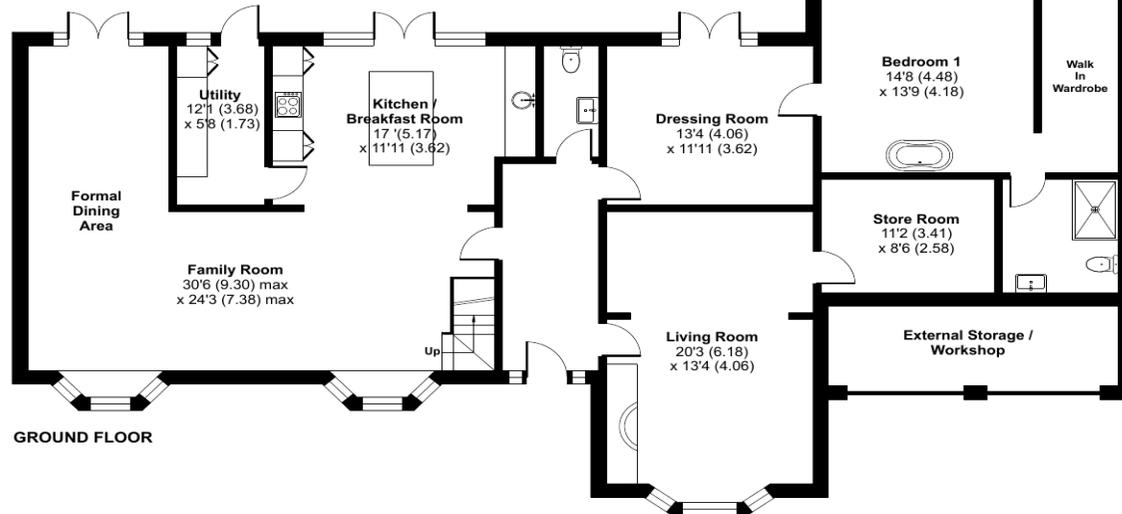
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



FIRST FLOOR



GROUND 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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