

CHESHIRE LAMONT

Broomheath Lane, Tarvin, Chester

Long Acre. Broomheath Lane, Tarvin. Chester CH3 8HE

A well-proportioned four-bedroom property extending to approximately 2650 ft.^{2} currently utilised for multigenerational living but easily adapted to create a large family home, set within just under half an acre of garden with large modern 715 ft.^{2} multi purposeful outbuilding currently utilised as a garage/workshop.



- Tarvin 1.5 miles, attractive countryside views
- Reception Hall, Three Reception/Living Rooms, two Kitchens, Utility and Cloakroom
- Four Double Bedrooms, Three Bath/Shower Rooms (two Ensuite)
- Gardens extending to just under half an acre
- Large 715 ft.^{2} detached versatile building currently utilised for garaging and workshop|

Location

The property is situated 1.5 miles from the rural village of Tarvin, with the larger village of Tarporley just 4 miles away and Chester City Centre 6.5 miles. There is a well-regarded Primary School in Tarvin, and the property is within the 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.

Accommodation

The property has been utilised for multigenerational living and subject to small reconfiguration, could provide a well proportion **4/5-bedroom** family home extending to approximately **2650 ft.^{2}** The property currently provides a large **Reception Hall** with **Utility Room** and very well-proportioned **Living Room 5.7m x 3.9m** overlooking the rear garden with the **Kitchen/Diner 5.6m x 3.2m** beyond which also overlooks the rear garden.

The **Reception Hall** also gives access to an **Inner Hallway** which gives access to a further versatile **Sitting Room** and **Kitchen Breakfast Room** with formal **Dining Room** beyond. The **Sitting Room 5.8m x 3.3m** is fitted with a log burning stove and has a box bay window to the front.





The **Kitchen Breakfast Room 5.7m x 3.2m** overlooks the rear garden and is extensively fitted with shaker style wall and floor cupboards, wood effect flooring runs throughout the **Kitchen** and continues seamlessly into the **Dining/Garden Room 3.6m x 3.9m** within a box bay window which has double doors opening onto the gardens.

First Floor

There are two staircases which give access to the first floor, where there are a total of four Double Bedrooms and three Bath/Shower Rooms.

Agents Note: *On one of the landings there is the opportunity to create an additional fifth Bedroom/Study subject to minor reconfiguration.*

Bedroom One 3.5m x 3.2m overlooks the rear garden and surrounding countryside and benefits from a walk-in wardrobe and spacious well-appointed **Ensuite Bathroom** which includes a large shower facility.

Bedroom Two 3.6m x 3.3m also offers far reaching views and has a **Dressing Room** beyond which in turn gives access to an **Ensuite Shower Room**.

Bedroom Three 5.7m x 3.2m overlooks the rear garden and benefits from an **Ensuite Washroom** fitted with a low-level WC and pedestal wash handbasin.

Bedroom Four 4.3m x 3.9m is a further generous Double Bedroom and also overlooks the rear garden. **The Family Bathroom**, serving **Bedrooms Three and Four**, is fitted with a panelled bath with shower attachment above, pedestal wash handbasin and WC.

Externally

The gardens and grounds extend to approximately .**045 of an acre**. To the front of the property there is a spacious forecourt providing ample parking and turning space along with giving access to a **large 8.5m x 7.8m open plan Garage and Workshop** with automated roller shutter door. Access can be taken along either side of the property to the enclosed rear garden, this is principally laid to lawn and includes a paved sitting/entertaining area. Additional land opposite the property there is a **2-acre paddock** which our clients would consider selling by separate negotiation.

Services

Mains Water, Electricity, Oil fired central heating, Private drainage compliant to 2020 regulations.

Tenure: Freehold

Directions. What3words - signified.detriment.rinse

From the centre of Tarvin Village, proceed up Church Street past the petrol filling station onto Tarporley Road and at the T junction with the bypass turn right and almost immediately left into Cross Lanes signposted Waverton. Proceed down Cross Lanes which becomes Broomheath Lane for approximately half a mile and the property will be found on the left-hand side.















FIRST FLOOR



GROUND FLOOR



Total: 3474 sq. Ft, 323 m2
Ground Floor: 2203 sq. Ft, 205 M2, First Floor: 1271 sq. Ft, 118 m2
Excluded Areas: Walls: 241 sq. Ft, 22 m2

Not to scale. For illustration only. Features and dimensions are approximate. 97% accuracy. Prepared for cheshirelamont

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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