



# THE WHITE HOUSE

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High Street, Tarporley

**Rickitt**  
Partnership

# Magnificent Grade II listed detached property

Period detached house • Grade II listed • High Street location • Arranged over three floors • Four double bedrooms • Four reception rooms and conservatory • Wealth of character and period features • Lawn garden and separate paved terraced area • Courtyard offering off road parking • Semi detached outbuilding • Attractive retail shop • NO CHAIN

## Description

An elegant three storey Grade II listed four double bedroom, four reception room detached house located in the heart of Tarporley village. This magnificent house is believed to date back to the 1750's and be part of The Old Rectory estate. There is a wealth of character and period features throughout including exposed beams and timbers, part exposed sandstone and brickwork, with some stripped inner timber doors. There is an attractive self contained corner retail shop. To the outside there is a lawned garden, separate paved terraced area, cobbled courtyard offering off road parking and semi detached barn/outbuilding.

## Entrance Hall

Open staircase to first floor. Tiled floor. Part exposed sandstone. Exposed timbers. Radiator.

## Drawing Room

Feature fireplace with Edwardian style open fire with ornate wooden surround and slate hearth. Window to front. Parquet floors. Part exposed sandstone. Exposed timbers.

## Conservatory

Double glazed windows to three sides and double glazed doors to side. Exposed brickwork. Radiator.







### **Dining Room**

Bay window to rear. Stone tiled floor. Exposed timbers. Radiator.

### **Breakfast Kitchen**

Range of wall and base units with timber work surface above with inset Belfast style sink with mixer tap. Gas fired Rayburn Nouvelle cooker. Aga Mark style cooker with four ring gas hob and extractor above. Tiled splash back. Tiled floor. Window to side. Staircase to bedroom one. Radiator.

### **Utility Room**

Wall and base unit with timber work surface and large Belfast style sink with mixer tap. Space for washing machine, dishwasher and American style fridge freezer. Tiled splash back. Door and window to side. Tiled floor. Radiator.

### **Cloakroom**

Low level WC and hand wash basin. Wall mounted gas fired boiler and hot water cylinder. Frosted window to rear. Tiled floor.

### **First Floor Landing**

Part exposed wattle and daub wall. Ornate oak staircase to second floor with understairs cupboard.

### **Bedroom Two**

Feature Georgian style fireplace with wood surround. Window to front. Part exposed brick wall. Exposed timbers. Radiator.

### **Bedroom Three**

Window to front. Built in wardrobe. Exposed timbers. Radiator.

### **Bedroom Four**

Window to rear. Part exposed wattle and daub wall. Exposed timbers. Radiator.



### **Family Bathroom**

Free standing claw foot bath with mixer tap and separate hand held showerhead, walk in shower, low level WC and double hand wash basin with mixer taps and vanity unit below. Part frosted window to side. Part tiled walls. Exposed timbers. Tiled floor. Radiator.

### **Separate Bedroom One**

Double glazed window to side. Small built in wardrobe. Exposed beams. Part exposed sandstone. Radiator.

### **En suite Bathroom**

Free standing claw foot bath with shower above, low level WC and hand wash basin with mixer tap. Tiled walls. Range of fitted cupboards. Double glazed window to rear and one to side. Tiled floor. Radiator. Exposed beams.

### **Second Floor**

### **TV Room**

Window to rear. Double glazed French windows onto Juliet balcony to side. Exposed beams. Velux window to rear. Two radiators. Open to:

### **Sitting Room**

Part exposed brickwork. Window to side. Velux window to rear. Exposed beams. Radiator.

### **The Retail Shop**

### **Shop Room**

Large glazed frontage and side with corner part glazed main door. Tiled floor. Exposed beams. Small electric wall heater.

### **Rear Room**

Large stainless steel sink unit with mixer tap. Small electric wall heater. Glass panelled door to side.

### **Cloakroom**

Low level WC and small hand wash basin with mixer tap and vanity unit below. Frosted window to front.







## Outside

There is a raised lawn garden area with stocked borders to two sides. There is a separate paved terraced area by the barn. There is a cobbled courtyard offering off road parking, the vehicular access for this is just off the high street via double gates.

## Semi Detached Barn/Outbuilding

### Entrance

Exposed sandstone and brick walls. Tiled floor.

### Room One

Open staircase to first floor. Part exposed sandstone; window to rear. Tiled floor.

### Cloakroom

Low level WC and hand wash basin. Base and wall unit. Window to side. Tiled floor.

### Second Floor

### Room Two

Part exposed sand stone. Two windows to side and one to front. Exposed timbers.

### Property Information

The council tax is band G. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

# Floorplans

## The White House, High Street, Tarporley

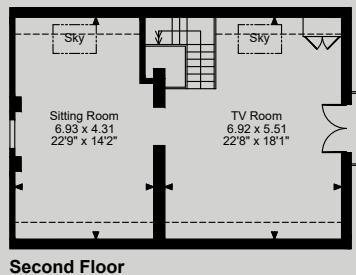
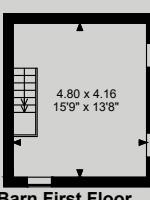
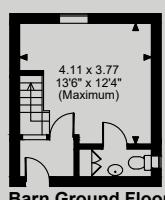
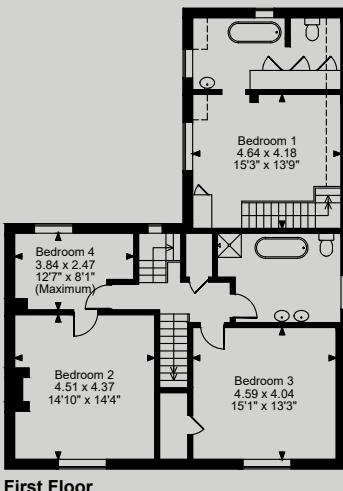
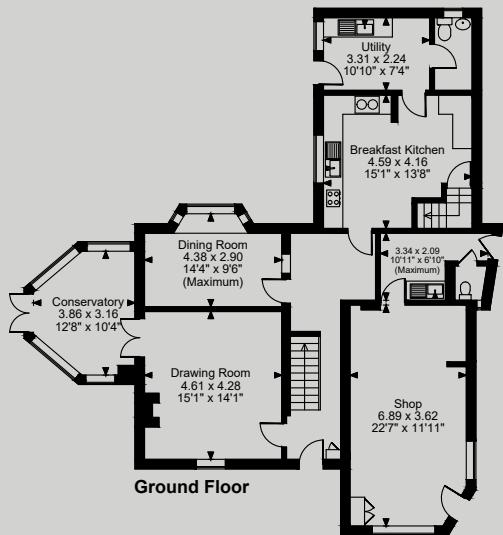
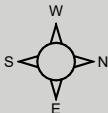
Approximate Gross Internal Area

Main House = 2602 Sq Ft/242 Sq M

Shop = 342 Sq Ft/32 Sq M

Barn Building = 413 Sq Ft/38 Sq M

Total = 3357 Sq Ft/312 Sq M



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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**Rickitt  
Partnership**

Tel: 01244 322 322  
info@rickittpartnership.co.uk

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://www.rickittpartnership.co.uk)