



High Street Tarporley

CHESHIRE
LAMONT

5 Chestnut Terrace

High Street, Tarporley
CW6 0UW

A stunning extended four bedroom central village townhouse providing well-proportioned living accommodation, landscaped low maintenance gardens, roof terrace and garage.

- Reception Hall, Kitchen/Diner with versatile Garden Room extension beyond, Cloakroom
- First Floor Living Room with door to large Roof Terrace
- Four generous Double Bedrooms, two Bath/Shower Rooms
- Low maintenance walled landscaped Courtyard Garden, Single Garage

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 Schools 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 four miles.

Accommodation

An impressive front door opens to the **Entrance Hall** with Cloakroom off and door to Kitchen/Diner with Garden Room Extension beyond. A staircase from the Reception Hall rises to the first floor where there is an attractive first floor Living Room with large entertaining Roof Terrace off. There are a total of four Double Bedrooms and two Bath/Shower Rooms within the property. The **Kitchen/Diner 4.9m x 4.3m** comfortably accommodate an eight person everyday dining table and has a log burning stove. The Kitchen is fitted with wall and floor cupboards complimented with



granite work surfaces. Appliances include an induction hob with extractor filter above, integrated oven, dishwasher and washer dryer along with providing space for a freestanding American style fridge freezer. A set of glazed double doors open to a versatile **Garden Room Extension 4.5m x 4.4m (maximum dimensions)** which could be utilised as a formal **Dining Room** if desired - this is finished with a tile floor and has bifold doors opening onto a walled courtyard garden at the rear which has been professionally landscaped for low maintenance purposes.

First and Second Floor Accommodation

The first floor **Living Room 5m x 4.3m** is a particularly well-proportioned reception/entertaining room with 2.7 m high coved ceilings, living flame coal effect gas fire and French door opening onto a **4.6m x 4.4m narrowing to 3.1m tiled Roof Terrace** overlooking the garden.

There are two Double Bedrooms on the first floor with a further two Double Bedrooms on the second floor. **Bedroom One 4.6m x 3.2m** benefits from a well-appointed and recently refitted **Ensuite Bathroom**. **Bedroom Two 3.9m x 4.4m** is a further generous Double Bedroom situated adjacent to the recently refitted and well-appointed **Shower Room**, which includes a large shower facility with fixed tiled seat, wash hand basin and low-level WC. There are two Double Bedrooms on the second floor: **Bedroom Three 7.2m x 5m** (is particularly large and could accommodate an Ensuite Bath/Shower Room if desired) and **Bedroom Four 4.4m x 3.3m**.

Externally

Pedestrian access is off Chestnut Terrace. Vehicular access is via Chestnut Court where there is a detached Single Garage with a set of double gates which could provide additional parking within the rear courtyard albeit the current vendor has had the courtyard landscaped to a low maintenance design and includes synthetic grass, stocked borders topped with shingle and a generous tiled patio area ideal for alfresco entertaining as it can be directly accessed from the Garden Room. A pathway down the side of the property with pedestrian gate opens onto Chestnut Terrace and the High Street. There is, of course, also a large Roof Terrace situated above the Garden Room accessed from the first floor Living Room which also provides a very attractive entertaining area and catches the evening sun.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont's Tarporley office.

Directions

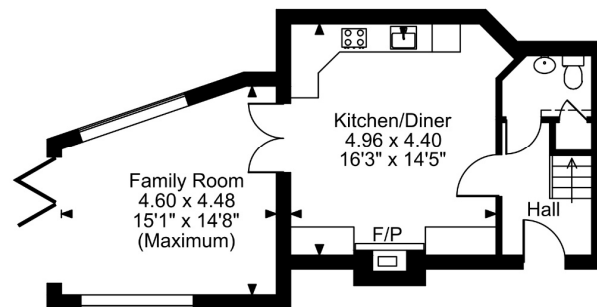
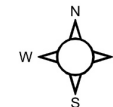
What3words: valve.jiffy.hunk.

The property can be found on Tarporley High Street adjacent to the Cheshire Lamont office.

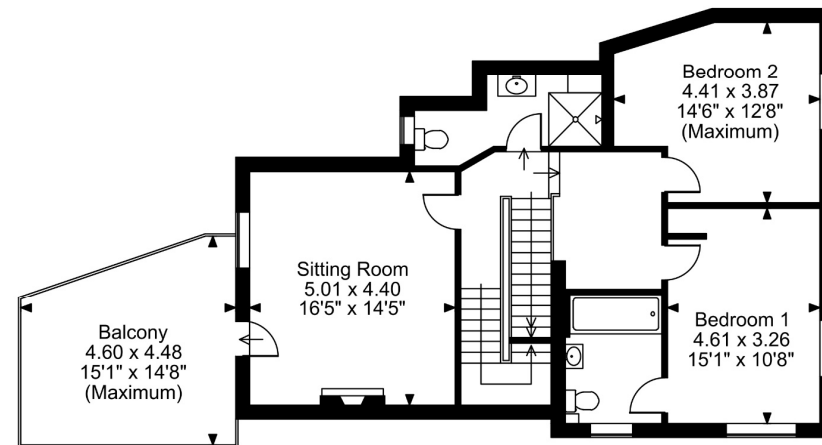




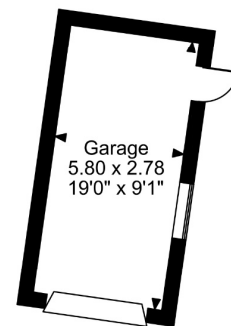
Approximate Gross Internal Area
 Main House = 1904 Sq Ft/177 Sq M
 Garage = 174 Sq Ft/16 Sq M
 Total = 2078 Sq Ft/193 Sq M



Ground Floor



First Floor

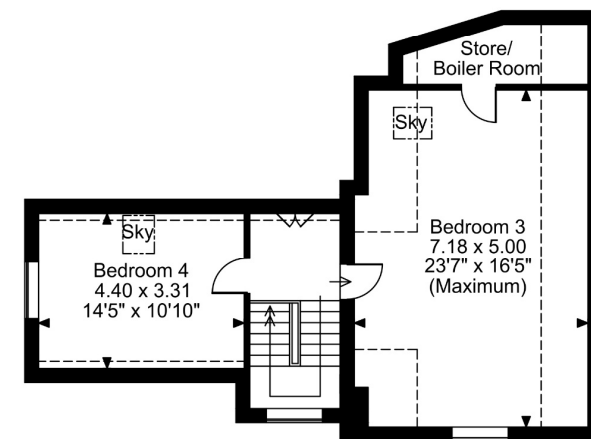


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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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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