



**CHESHIRE
LAMONT**

Platts Lane, Stapleford, Nr. Tarvin, Chester

Wheatwood

Platts Lane, Stapleford, Nr. Tarvin.

Chester CH3 8HG

Enjoying a rural position and views yet conveniently situated within 1 mile walk of Tarvin Village, this attractive and well-presented 3/4-bedroom barn conversion offers well-proportioned accommodation including a 10.5m (34 feet) open plan kitchen dining family room opening onto attractive low maintenance gardens with a double garage beyond.

- Reception Hall, Living Room, Study, 10.5m Kitchen/Dining/Family Room, Utility, Cloakroom.
- Attractive gallery first floor landing, Three Double Bedrooms, versatile occasional Fourth Bedroom/Study, Two Bathrooms (one ensuite).
- Low maintenance landscaped gardens, allocated parking, double garage, visitor parking facility.
- Tarvin – 1.25 miles. Tarporley 5 miles. Chester City Centre 6 miles.

Accommodation

An attractive cobbled courtyard to the front of property leads up to the front door. This opens to a welcoming **Reception Hall** finished with oak effect flooring (this runs throughout the ground floor accommodation). A staircase rises to an attractive gallery first floor landing with storage cupboard beneath. There is also a **Cloakroom** fitted with a low-level WC and wash hand basin. The well-proportioned **Living Room 5.8m x 4m** includes a central fireplace fitted with a living-flame coal effect gas fire, two sympathetically restored roof timbers adding additional character to the room and windows to either side of the chimney breast provide attractive views across the courtyard to the front and fields beyond.

The **Study 4m x 2.3m** also offers views of the front and fields beyond. To the rear of the property there is a stunning **Open Plan Kitchen/Dining/Family Room 10.4m x 4m** which is fitted with oak fronted wall and floor cupboards along with matching centre island, complimented with granite work surfaces. Appliances include a range cooker with five burner gas hob and double oven with extractor above, and an integrated dishwasher and fridge. The **Dining Area** comfortably accommodates an 8/10-person dining table for everyday purposes and larger for an occasion. Beyond the **Dining Area**, the current vendors have an informal everyday **Sitting Area** with easy chairs and a sofa.

Double doors open onto a large **York Stone Patio** ideal for alfresco entertaining with gardens beyond. Off the **Kitchen**, there is a **Utility Room 2.9m x 1.7m** fitted with additional wall and floor cupboards and stainless-steel sink unit with drainer. Beneath the worksurface there is space for a washing machine, tumble dryer and freezer.

The attractive galleried first floor landing has a vaulted ceiling with feature exposed king post roof trusses. The landing gives access to **3 Double Bedrooms** and a versatile occasional **Fourth Bedroom/Study** (currently utilised as a storeroom) and a **Large Family Bathroom**. The **Principal**



Bedroom 8.5m x 3.3m (overall dimensions) includes the **En-suite Bathroom**. This **Bedroom 4.2m x 3.3m** benefits from built-in double wardrobes and offers attractive views to the front. The spacious **En-suite Bathroom** is fitted with a tiled shower enclosure, panel bath, wash handbasin with storage covers beneath and a low-level WC. **Bedroom Two 4.1m x 3.3m** also benefits from built-in double wardrobes and attractive views. **Bedroom Three 3m x 3m** has a feature vaulted ceiling with exposed king post trusses and again offers attractive views to the front. **Bedroom Four 3.4m x 2m** can comfortably accommodate a single bed and has 2 Velux roof lights. The large **L shaped Family Bathroom 4.2m x 3.6m** is fitted with a panel bath, quadrant shower enclosure, low level WC and wash handbasin with storage cupboards beneath.

Externally

The attractive low maintenance gardens include a **York Stone Patio 9m x 5m** which can be directly accessed from the **Kitchen/Dining/Family Room** with low maintenance stocked borders beyond, laid with slate chippings and incorporating an Indian stone pathway leading to the **Double Garage 5.7m x 5.6m** and **Parking Area**, which is in addition to the **Visitors' Parking**.

Services

Mains Water, Electricity, Gas, Private Drainage. Communal Maintenance Charge: £500 per annum.

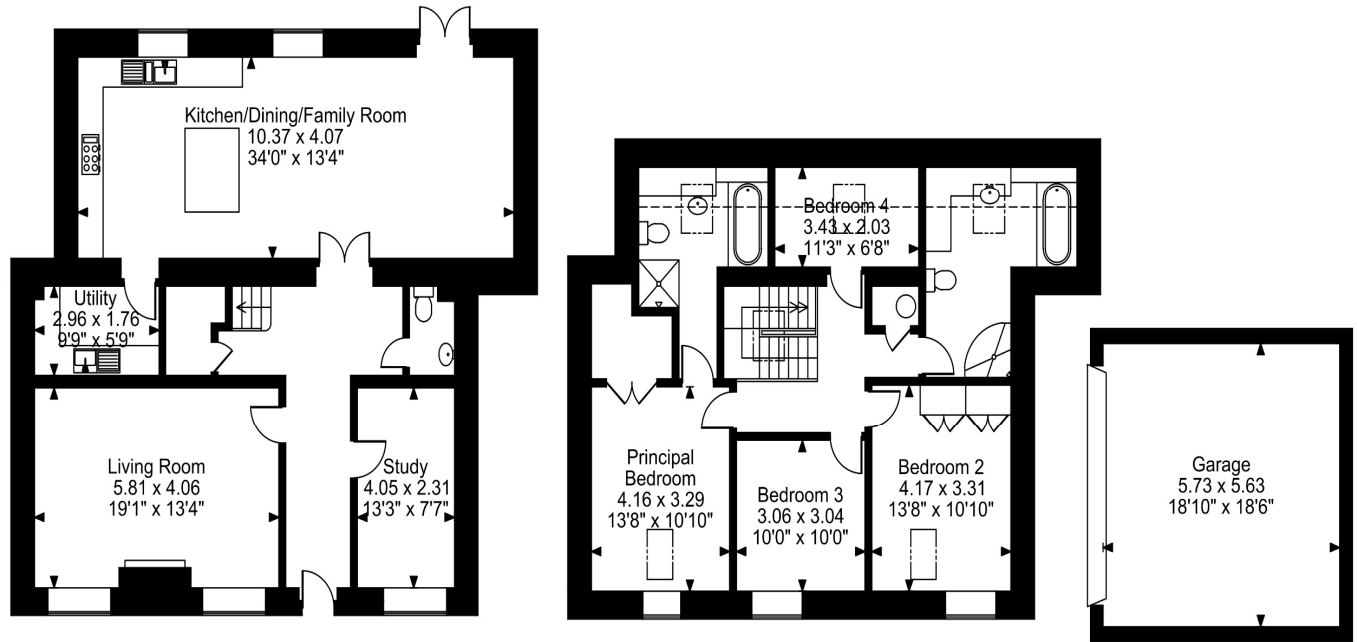
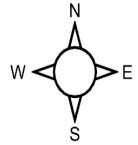
Directions: what3words oval.prominent.supreme

Leave Tarporley on the A51 Chester Road towards Chester and Tarvin, follow this road for approximately 4 miles to the start of the Tarvin bypass, turning left immediately prior to the bypass into Cross Lanes, follow this road for half a mile, turning right into Broomheath Lane. Turn first left into Platts Lane and the entrance to Sheaf Farm Court will be found on the right-hand side.





Approximate Gross Internal Area
 Main House = 2002 Sq Ft/186 Sq M
 Garage = 347 Sq Ft/32 Sq M
 Total = 2349 Sq Ft/218 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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