



CHESHIRE
LAMONT

Bell Meadow Court Tarporley

1 Bell Meadow Court

Tarporley. CW6 0DT

Situated in a secluded position within the centre of Tarporley Village and forming part of a highly sought development by 'Bell Meadow Developments', this two Bedroom character property benefits from a principally walled courtyard garden and a single garage.

- A unique Two Bedroom Semi Detached village centre property.
- Spacious Reception Hall with staircase to first floor living accommodation, large Living Room, Kitchen and Cloakroom
- Two Ground Floor Bedrooms and well-appointed Bath/Shower Room.
- Single Garage with Car Parking space to the front, sheltered partly walled Courtyard Garden.
- Double Glazed throughout, Gas Fired Central Heating, Mains Drainage.

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 School 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 4 miles.

Accommodation - Ground Floor

A spacious, light and airy **Reception Hall 3.6 x 2.6m** welcomes you into the property, featuring a staircase rising to the first floor living accommodation. There is a useful understairs cupboard, along with doors leading to **Two Bedrooms** and the **Bathroom**. The generous **Main Bedroom 4.9m x 3.3m** with a box bay window benefits from built-in wardrobes and glazed double doors opening onto a sheltered, enclosed courtyard with predominantly walled boundaries. **Bedroom two 3.1m x 2.6m** benefits from a fitted wardrobe and access to the dumb waiter. The Bathroom is well-appointed, offering a large walk-in shower with self-draining tiled floor, a panelled bath, wash hand basin with drawers beneath, low-level WC, and a heated towel rail.



First Floor Accommodation

To the first floor, a spacious **Open-Plan Living/Dining Room 5.4m x 4.9m** provides an excellent entertaining space. The room features a central fireplace with a living flame coal-effect fire, along with fitted cupboards and shelving to one side of the chimney breast. It comfortably accommodates a six-person dining table, sofas, and armchairs, and enjoys an abundance of natural light from four windows with south and westerly aspects. The adjacent **Kitchen 2.9m x 2.3m** features an electronically operated Velux window and is fitted with Shaker-style wall and floor units, complemented by wooden worktops. It includes a ceramic hob with a fan-assisted oven beneath and an extractor above. A particularly useful feature is the recently installed dumbwaiter, making it easy to transport shopping to the first floor. The Velux window is electrically operated. There is a **Cloakroom** off the landing fitted with a low-level WC and pedestal wash hand basin, along with a useful under-eaves storage cupboard.

Externally

A pedestrian gate within the front boundary wall leads to a paved front garden, attractively arranged with potted plants. A trellis and gate open into a further paved courtyard garden, enclosed by a 6-foot-high screening wall, providing a private outdoor space. In addition, the property benefits from a single garage with an electrically operated up-and-over door, along with a parking space to the front.

Tenure: Freehold

Services: Mains water, electric, gas fired central heating.

Directions

What3words prancing.overlook.managers

From Tarporley High Street between the Cheshire Lamont office and Rising Sun pub turn into Bell Meadow Court turning left at the T junction and the property will be found on the left-hand side.

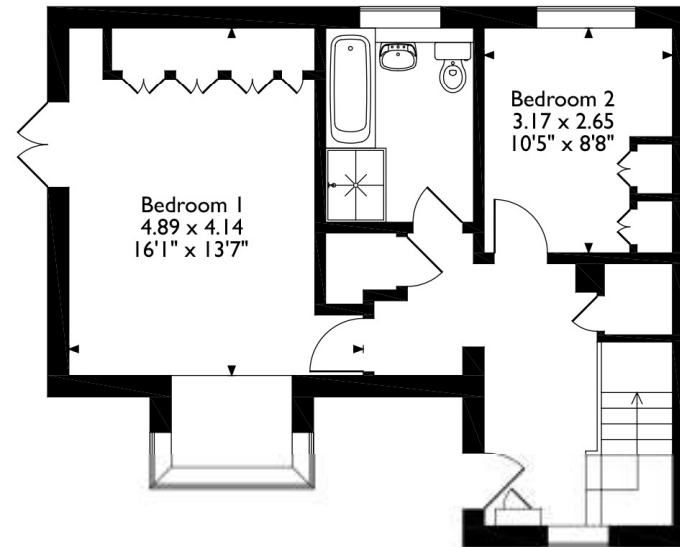
Viewings

Through Cheshire Lamont's Tarporley Office. 01829 730700

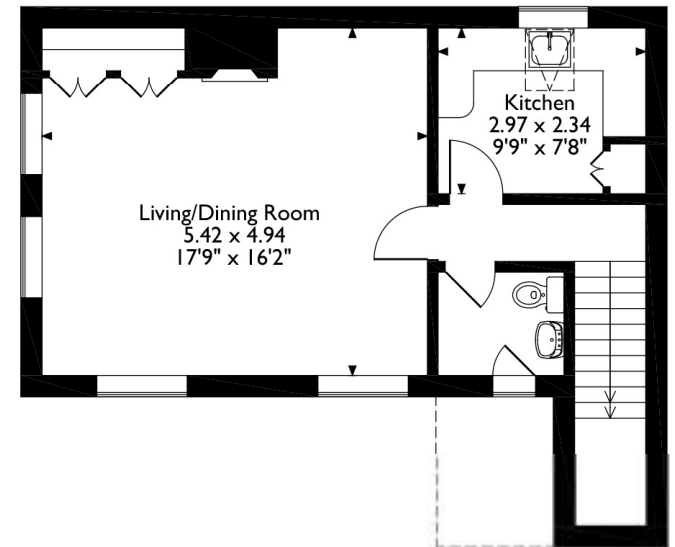




Approximate Gross Internal Area 980 sqft/91 sqm



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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