



FAIRHAVEN

Tiverton, Tarporley

Rickitt
Partnership

Detached bungalow with views of castles and countryside

Detached bungalow ♦ Two double bedrooms ♦ Two reception rooms & study ♦ Planning permission 24/00609/FUL ♦ Views of Peckforton & Beeston Castles ♦ Backs onto open fields & countryside ♦ Sits within approx. 0.65 acres ♦ In need of modernisation ♦ Off road parking & single garage ♦ Lawned gardens ♦ NO CHAIN ♦ EPC F

Description

A well located two double bedroom detached bungalow sitting within a plot of approx. 0.65 acres, with views of both Peckforton and Beeston castles and backing onto open fields and countryside. The property has two reception rooms and a study, is in need of moderation. The bungalow does have planning permission to extend to create first floor accommodation, 24/00609/FUL. There is a gravelled driveway leading to parking and an attached single garage. Lawned garden to the front with lawned garden to the side and rear.

Entrance Porch

Door, windows to front and side. Tiled floor.

Entrance Hall

Coved ceiling. Built in airing cupboard housing hot water cylinder. Radiator.

Sitting Room

Feature fireplace with marble surround and hearth. Double glazed sliding patio door to side. Coved ceiling. Wall mounted heater. Open to:-





Dining Room

Double glazed window to side. Coved ceiling. Door to kitchen. Radiator.

Kitchen

Range of wall and base units with timber effect work surface above and stainless steel sink unit with double drainer. Floor to near ceiling cupboard. Electrolux four ring electric hob. Bosch double electric oven. Part tiled splash back. Coved ceiling. Large window to rear. Radiator.

Utility Room

Range of wall and base units with timber effect work surface above. Space for washing machine and dryer. Tiled floor. Part frosted door and window to green house.

Cloakroom

Low level WC and corner hand wash basin. Part tiled walls. Frosted window to rear. Tiled floor. Radiator.

Study

Coved ceiling. Frosted window to rear. Radiator.

Bedroom One

Fitted wardrobes and dressing table with drawers. Coved ceiling. Window to front. Radiator.

Bedroom Two

Built in wardrobes. Coved ceiling. Window to front. Radiator.

Bathroom.

Bath, walk in shower, low level WC and hand wash basin. Part tiled walls. Frosted window to rear. Radiator.

Boiler Room

Free standing oil fired boiler. Walk in storage cupboard. Small frosted window to side. Door to rear. Door to garage.





Outside

The bungalow is approached by a long gravelled driveway leading to gravelled parking area and:

Attached Single Garage

Roller single garage door to front. Window to side. Power and light. Door to boiler room.

There is a garden to the front of the plot with wonderful views of both Peckforton and Beeston Castles. With a raised paved terrace area leading to a well kept lawned garden with stocked borders and mature trees. To the rear of the bungalow is a paved terraced area and an attached greenhouse, which is glazed to three sides with a tiled floor and a Belfast style sink and a door to the utility room. The rear and side garden is lawned and has mature trees. It backs onto open fields and countryside. The bungalow sits within a plot of approximately 0.65 acres.

Special Notice

The bungalow has planning permission for extension of the property to create first floor accommodation. The application number is 24/00609/FUL.

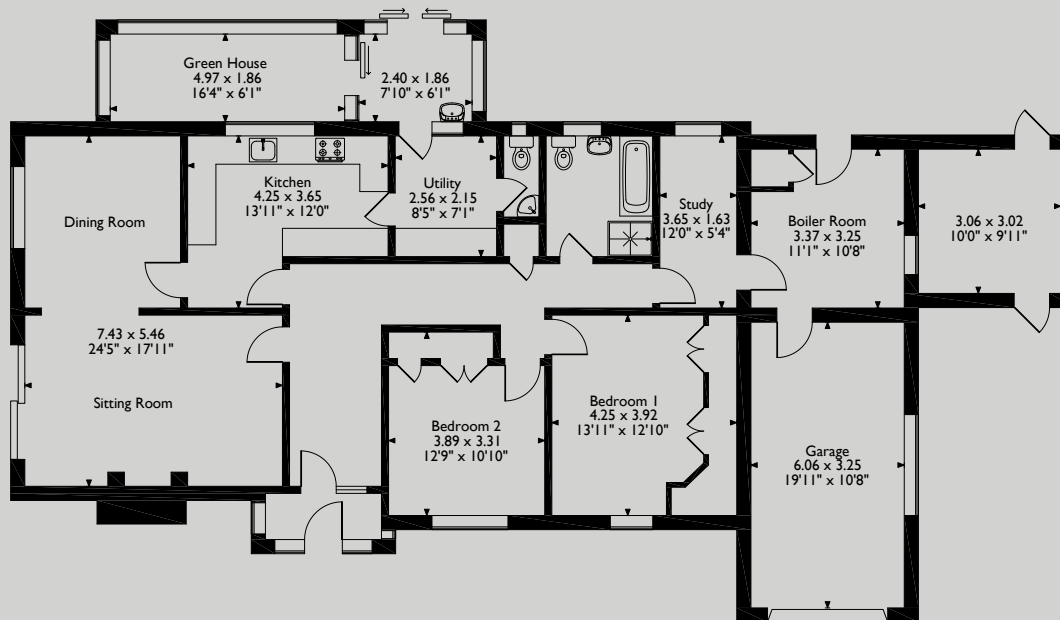
Property Information

The council tax is band F. We understand the property is freehold. With mains water and electricity connected. The drainage is a private septic tank. Oil fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
Main House = 170 Sq M/1830 Sq Ft
Outbuilding = 9 Sq M/97 Sq Ft
Total = 179 Sq M/1927 Sq Ft



Ground 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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