



Tattenhall Road, Tattenhall

CHESHIRE  
LAMONT

# 1 The Hollies,

Tattenhall Road, Tattenhall,  
Chester, CH3 9NA.

Conveniently situated within ½ mile of Tattenhall High Street, this well-proportioned semi-detached property offers scope for refurbishment and extension. With views towards Beeston and Peckforton to the rear, and with the benefit of a detached double garage.

- Conveniently situated within ½ mile of Tattenhall High Street
- Entrance Hall, Living room, Dining Room, Kitchen, Rear Porch with Cloakroom, Large Store Room
- Three Bedrooms, Study (potential additional shower room), Large Shower Room (former Bathroom)
- Attractive views, detached Double Garage

## Location

The property is located on the fringe of the characterful village of Tattenhall which provides a grocery store, nursery, chemist, post office, three pubs, two restaurants, doctor's surgery, dentist and a variety of small stores. The well regarded Ofsted 'outstanding' primary school is situated just off the High Street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minute's drive away. Alternatively, Chester City Centre, also only 15 minutes away, is readily accessible with a regular bus service. On a recreational front, the village has a sports club providing a gym, cricket, football, running, raquet ball, squash, tennis and netball sections, with rugby and hockey clubs, as well as six golf courses within 15 minute's drive. Delightful walks can be enjoyed on the Peckforton and Bickerton Hills (five to ten minute's drive) which offer spectacular views across the Cheshire Plain.

## Accommodation

An enclosed entrance porch finished with a Minton tile pattern floor gives access to the **Entrance Hall** with staircase rising to the first floor and large 8.2m living/dining room off (originally two separate reception rooms). The **Living Room 4.2m x 3.6m** has a bay window overlooking the front garden and 2.7m high coved ceilings. There is a 2.8m wide concertina door to divide the living room from the dining room. The **Dining Room 3.8m x 3.7m** also has 2.7m ceiling height and an open fireplace, beyond the dining room there is a **Kitchen 3.1m x 2.7m** with large picture window looking towards Tattenhall village. A shelved cupboard beneath the stairs has been used as a pantry, the kitchen units



are of an age but are perfectly functional. Off the kitchen, there is a rear porch with **Cloakroom** and a large **5.8m x 2.8m Storeroom** which currently houses the oil storage tank. (Agents note: prospective purchasers may wish to replace the storeroom to create a stunning 10.6m x 2.8m open plan Kitchen/Dining/Family room subject to consent from the relevant authorities).

#### First Floor

To the first floor, there are two bedrooms, study and large shower room with a further large double bedroom within the converted roof space. **Bedroom One 4.4m x 3.4m** includes fitted wardrobes and drawer units. **Bedroom Two 3.7m x 2.9m** also has fitted wardrobes and storage cupboards with views towards Beeston Castle and the Peckforton Hills to the rear. The **Study 1.9m x 1.4m** could be converted to an additional shower room if desired. The original **Bathroom 2.8m x 2.5m** has been converted into a Shower Room and includes a large shower facility, low level WC, pedestal wash handbasin and heated towel rail. An enclosed stairwell off the landing give access to the converted roof space which provides a large **Double Bedroom 4.5m x 4.4m** offering far reaching views towards the Peckforton and Bickerton Hills, as well as Beeston Castle.

#### Externally

A splayed entrance with double gates leads onto a hardstanding driveway with a large detached **Double Garage 5.7m x 5.2m** at the rear - this benefits from electric light and power points. The front garden is laid to lawn. The rear garden is principally walled creating a 10m x 10m courtyard laid to brick setts. From the courtyard there is access to an Outhouse/Fuel Store and a door to the garage.

#### Services/Tenure

Oil fired central heating, septic tank, mains electricity, mains water. Freehold

#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

##### What3words: [greyhound.clubbing.trusts](https://www.what3words.com/)

From Tattenhall proceed up the High Street turning left immediately after the Letters Public House into Tattenhall Road. Follow Tattenhall Road round to the right passing the village park and primary school, proceed out into open countryside and the property will be found on the right hand side.



