



CHESHIRE
LAMONT

High Street, Tattenhall, Chester

Built in 1601, when Shakespeare was writing Hamlet, Rock Cottage is the oldest house in Tattenhall and a Grade II listed village home of remarkable character and historical significance. Set on the High Street in the heart of the village, it combines centuries of heritage with everyday convenience, offering three bedrooms, two reception rooms and two bathrooms, along with the rare advantages of a large private garden and off-road parking for two cars — a truly special and irreplaceable home at the centre of village life.

- Living Room, Dining Area open plan to Sitting Room.
- Kitchen/Breakfast Room, Ground Floor Bedroom and Shower Room, Two First Floor Double Bedrooms (one with En-suite Bathroom)
- Open Fronted Garage, attractive secluded Gardens with Summerhouse and Home Office Building.
- Sheltered Courtyard with Alfresco Entertaining Area.]

Location

The property is situated in Tattenhall, a characterful Cheshire Village, which provides a grocery store, chemist, post office, three pubs, nursery school, dentist and doctors surgery. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous clubs and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the Village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, and delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

Accommodation

The original Oak front door opens to an **Entrance Vestibule** which in -turn gives access to the attractive **Living Room 4.7m x 3.8m**, this overlooks the front garden and Village High Street. A Clearview log burning stove is set within a large characterful fireplace and original exposed ceiling timbers give additional character to the room.

The central **Dining Hall 3.2m x 2.8m**, gives access to the **Kitchen/Breakfast Room** and open plan **Sitting Room**, which has a large picture window overlooking an attractive **Sheltered Courtyard Entertaining Area**. The **Kitchen/Breakfast Room 3.9m x 3.4m** is fitted with shaker-style wall and floor cupboards, along with matching Central Island which provides a three-person Breakfast Bar. Appliances include a 4-ring induction hob with extractor above, integrated double oven, fridge freezer and dishwasher, along with a cupboard for a washing machine. Timber plank style tile flooring is fitted throughout the kitchen.



The **Inner Hallway** gives access to a **Ground Floor Bedroom** with an adjacent **Shower Room** and staircase rising to the first floor where there are a further **Two Double Bedrooms**, one with an **En-suite Bathroom**. **Bedroom Three (ground floor) 3.3m x 2.9m** overlooks the front, has exposed beam ceiling and built-in cupboards. The adjacent **Shower/Wet Room** has a self-draining tiled floor to a large shower area with fixed walk around shower screen, a pedestal wash hand basin, low level WC and heated towel rail.

First Floor

To the First Floor, **Bedroom One 4.9m x 3.5m** has built-in wardrobes and a **Large En -suite Bathroom** fitted with a freestanding roll top bath, large shower enclosure, pedestal wash handbasin and low-level WC. **Bedroom Two 3.9m x 3.2m** overlooks the front.

Externally

A shared driveway leads up to a **Parking/Turning area** and former **Open Garage 5.1m x 3.6m** that has subsequently been converted to an **enclosed Store 3.9m x 3.6m** and houses the oil tank. This could easily be reinstated to a garage if desired. From the driveway a pedestrian gate gives access to a secluded garden. This is principally laid to lawn and edged with stocked borders. The gardens include a useful **Store and Summer House** with decked sitting area to the front, a **Brick Built Out-house** has been converted to a **Home Office**. Steps lead down from the formal gardens to a sheltered courtyard, perfect for entertaining and being directly accessed from the kitchen/ breakfast room. A pathway continues down the side of the property with a gateway opening onto the High Street.

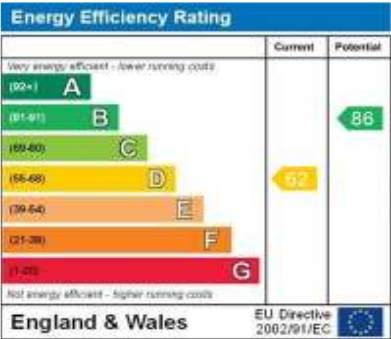
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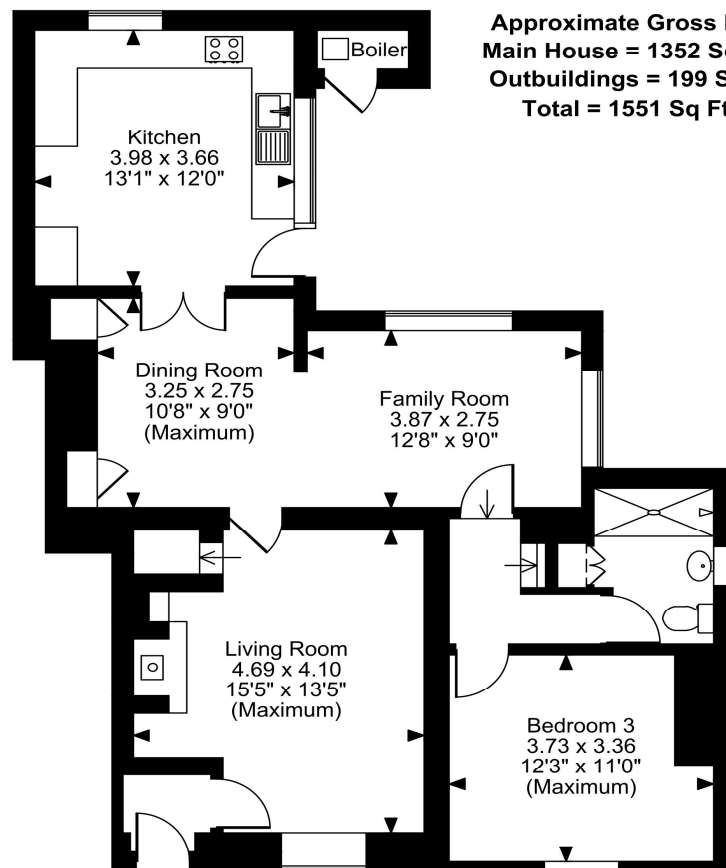
Services: Mains Electricity, Oil Fired Central Heating, Mains Drainage

Directions

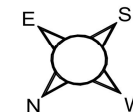
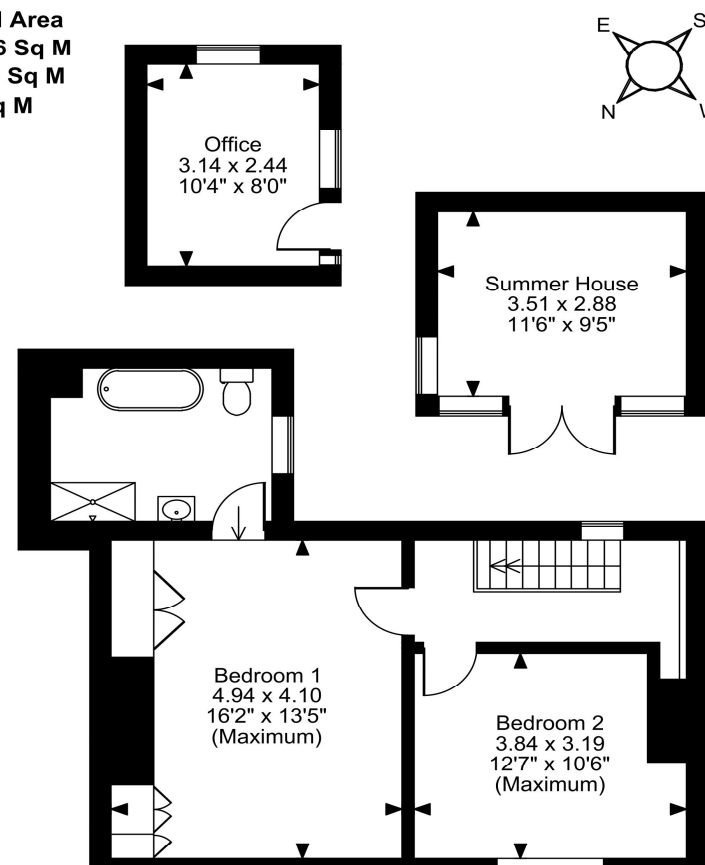
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The property is situated in the Village centre on the High Street almost opposite Church Bank.





Approximate Gross Internal Area
Main House = 1352 Sq Ft/126 Sq M
Outbuildings = 199 Sq Ft/19 Sq M
Total = 1551 Sq Ft/145 Sq M



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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