



CHESHIRE
LAMONT

Tilston, Nr Malpas

Springfield,

Low Cross Hill, Tilston, Malpas, Cheshire, SY14 7DX

Holding an elevated position within walking distance of Tilston village (0.6 miles), this extended and characterful four bedroom family home offers well-proportioned living accommodation, large open plan kitchen/dining/living room and benefits from planning consent for conversion of the double garage to create additional accommodation along with replacement double garage. The property is set in extensive gardens and paddock extending to just over two acres.

- Situated within walking distance of Tilston village (0.6 mile)
- Detached four bedroom property extending to over 3250 sqft
- Planning permission approved for conversion of double garage to provide additional accommodation along with replacement double garage
- Two attractive Reception Rooms, large open plan 10.2m x 7m Kitchen/Dining/Family Room, Utility, large Boot room/Rear Hallway, Cloaks/Shower Room
- Four Double Bedrooms, two with Ensuite facilities, Family Bathroom

Location

The sought after village of Tilston is just 0.6 miles away and provides a thriving Primary School, village shop, gastro pub 'The Carden Arms' and popular café 'The Lost Barn'. Likewise the nearby prosperous village of Malpas, just 3 miles away from the property, has a bustling High Street, historic church and the well-regarded Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Accommodation

A panelled front door opens to the **Entrance Hall** with staircase rising to the first floor and two attractive reception rooms off. The **Living Room 4.1m x 3.8m** provides attractive views over the garden, has a central fireplace fitted with a log burning stove set upon a slate hearth and exposed floorboards. The adjacent **Sitting/formal Dining Room 3.8m x 3.6m** also overlooks the gardens and has a feature arched exposed brick chimney breast incorporating a log burning stove set upon a slate hearth, there are exposed



beams to the ceiling and timber effect flooring. To the rear of the property there is a **large 7.2m x 2.4m Boot Room/Hallway** fitted with bench seating and cloaks hanging, there is a door to the cellar, and **Cloak/Shower Room** fitted with low level WC and wash hand basin. The rear **Hallway** feeds into the **Large Open Plan L-shaped Kitchen/Dining/Family Room extension 10.1m x 7.1m** with Utility Room off, all of which benefit from under floor heating.

The **Kitchen/Dining Area** is fitted with modern wall and floor cupboards with large matching centre island 3.4m x 1.6m finished with a granite work surface creating a breakfast bar. Appliances include integrated double oven, five-ring induction hob with extractor filter above, dishwasher and a housing unit incorporating an American style fridge freezer. The dining area benefits from a **large feature 3.3m x 1.7m skylight**, bifold doors, as well as glazed double doors that give access to the gardens. The informal **Family Sitting Area** comfortably accommodates a sofa and easy chairs and overlooks the rear courtyard. The **Utility Room 3.5m x 1.5m** is fitted with additional wall and floor cupboards and a work surface incorporating a double bowl sink unit with drainer and space beneath the work surface for both a washing machine and tumble dryer.

First Floor

The spacious **First Floor Landing** could be utilised as a **Reading or Study Area** and gives access to four Double Bedrooms, two of which have ensuite facilities in addition to the Family Bathroom. **Bedroom One 3.9m x 3.8m** benefits from built in wardrobes and a recess above the stairs which potentially could be adapted to a further large wardrobe. The spacious **Ensuite Bathroom 3.7m x 2.4m** is fitted with a panelled bath with shower attachment above, pedestal wash hand basin, bidet, low level WC and heated towel rail. **Bedroom Two 3.6m x 3.5m** also benefits from an **Ensuite Washroom**. **Bedroom Three 4.1m x 3.8m** benefits from fitted wardrobes, cupboards and drawer units. **Bedroom Four 3.8m x 3.5m** overlooks the gardens and is adjacent to the **Family Bathroom** fitted with a panelled bath with shower attachment above, wash hand basin with storage cupboards beneath, low level WC and heated towel rail.

Externally

A set of double gates open onto a gravel driveway which runs up to a parking/turning area and the **Double Garage 7.7m x 5.5m** this is accessed via two automated up and over doors. An external spiral staircase at the gable end of the garage gives access to a versatile first floor heated **Home Office/Games Room 7.7m x 3.9m** (planning permission is approved for conversion of the garage to provide additional accommodation for the property, within the consent there is permission for a new double garage to be built with a first floor home office). The gardens and grounds extend to just over two acres. The gardens are principally laid to lawn with an orchard area including a variety of fruit trees. The gardens open to a paddock which runs down to a fenced off natural habitat area which, in turn, runs down to a stream. To the rear of the property, there is a paved courtyard that can be accessed from the rear Hallway/Boot Room and leads on to the drive.

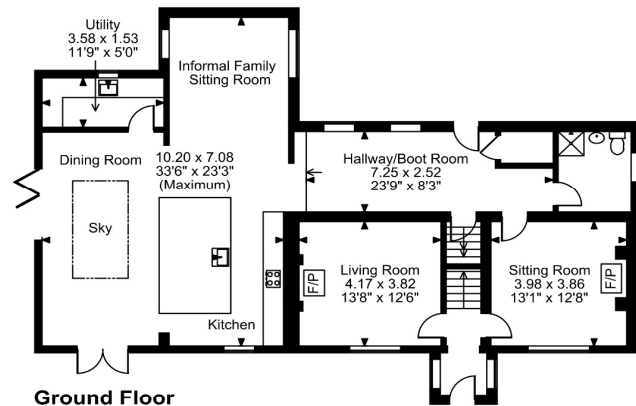
Services/Tenure

Mains water and electricity, oil fired central heating, septic tank drainage.

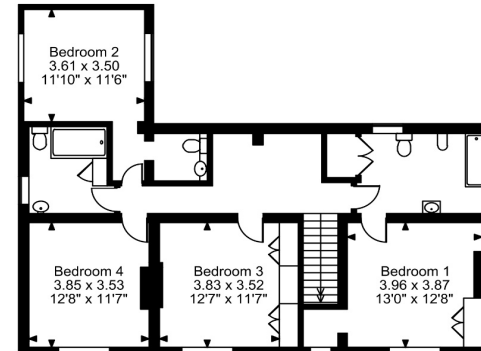




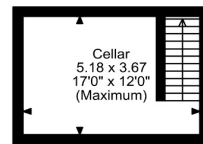
Approximate Gross Internal Area
Main House = 2738 Sq Ft/254 Sq M
Garage Building = 552 Sq Ft/51 Sq M
Total = 3290 Sq Ft/305 Sq M



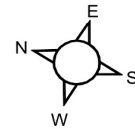
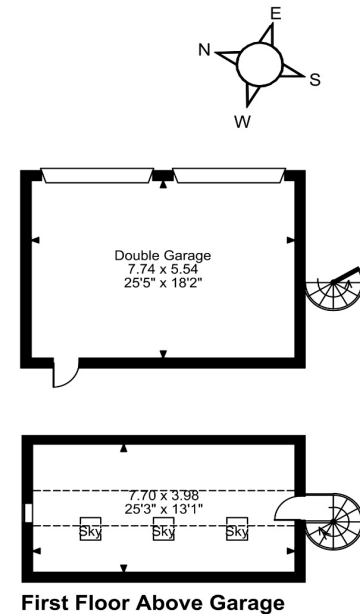
Ground Floor



First Floor



Lower Ground 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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Viewings

Via Cheshire Lamont's Tarporley Office.

Directions

What3 words: broads.cape.lakeside

From the centre of Tilston village head towards Malpas for approx. 0.5 of a mile, and turn left into Grange Lane and then immediately left into Lowcross Lane. The property will be found after approx. 100m on the left-hand side.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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