



Tarporley



£550,000



Situated in a superb quiet location, a unique and well-presented semi-detached home recently extended and modernised to an extremely high specification with flexible accommodation throughout. Beautifully landscaped private gardens, views across open farmland, off road parking and Integral Garage/Workshop.



BASEMENT LEVEL
APPROX. FLOOR
AREA 200 SQ. FT.
(18.5 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1130 SQ. FT.
(104.9 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 800 SQ. FT.
(74.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2131 SQ. FT. (198.0 SQ. M.)
We warrant every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor Plans
(Not to scale)

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16 Walkers Lane Tarporley CW6 0BX

 3 Reception Rooms

 4 Bedrooms

 3 Bathrooms

Situated in a superb quiet location, a unique and well-presented semi-detached home recently extended and modernised to an extremely high specification with flexible accommodation throughout. Beautifully landscaped private gardens, views across open farmland, off road parking and Integral Garage/Workshop.

LOCATION

The award winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own three churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

DIRECTIONS

From our office proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. Take the next left after the petrol station into Eaton Road and pass Tarporley High School on the right. In a short distance turn right onto Bowmere Road and continue for a short while and turn left onto Walkers Lane and the property will be found on the right hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Storm Porch

Boot cupboard with secure cedar door, accessible from front step providing shelved storage area.

Entrance Porch 1.8m (5'11) x 1.5m (4'11)

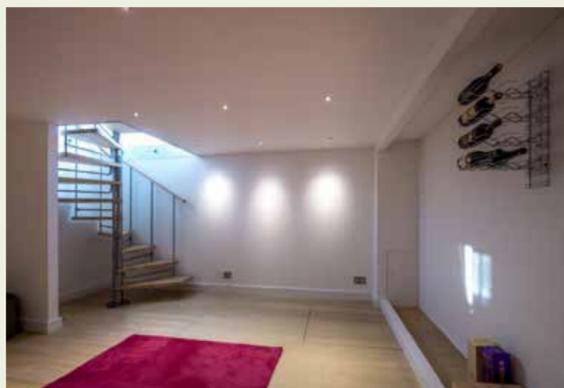
Door leading to Integral Garage/Workshop, double doors to front, inset LED downlighters and door leading through to:-

Entrance Hall 5.89m (19'4) x 1.75m (5'9)

Porcelain tiled flooring with underfloor heating, inset LED downlighters and coat cupboard.

Separate WC 1.9m (6'3) x .9m (2'11)

Porcelain tiled flooring with underfloor heating, inset LED downlighters, low level WC with concealed cistern and wall mounted wash-basin with mixer tap and half tiled wall splashback and infinity mirrors. Opening into:-



Utility Room 2.21m (7'3) x 1.8m (5'11)

Fitted with a range of contemporary wall and base cupboard units. Base units with work surfaces over and tiled splashback, inset stainless steel single bowl and drainer sink unit with mixer tap, built-in washing machine/dryer, built-in boiler cupboard with full pressurised system and hot-water aqua loop. Maple flooring with underfloor heating and inset LED downlighters.

Lounge 5.38m (17'8) Max x 4.65m (15'3) Max

Accessed via Entrance Hall.

Dark Oak wooden flooring with underfloor heating, working open fireplace with surround and hearth, windows to front and side, inset LED downlighters, built-in display cabinets, bookcases and drawers.

Breakfast Kitchen 4.65m (15'3) x 4.57m (15')

Sliding glass pocket door from Entrance Hall opens into:-

Porcelain tiled floor with underfloor heating, fitted with a range of Alno contemporary wall and base units comprising cupboards and pan-drawers. Base units with composite stone work surfaces over and glass splashback, inset stainless steel one and a half bowl sink unit with mixer tap, a range of Miele appliances comprising two built-in fridges, built-in freezer, steam oven, combi microwave oven and Neff dishwasher. Central island comprises drawer units with composite stone work surfaces over, inset four ring Miele gas hob with Elica stainless steel extractor over and Miele pyrolytic oven, inset LED downlighters, feature floor to ceiling window to rear, sliding doors to side and Ash spiral staircase leading down to Basement.

Dining Room 4.85m (15'11) Max x 3.12m (10'3)

Accessed via opening from Entrance Hall.

Porcelain tiled floor with underfloor heating, sliding doors to rear, stairs to First Floor with understairs storage, inset LED downlighters and door leading through into:-

Study 4.5m (14'9) x 2.24m (7'4) Max

Dark Oak wooden flooring with underfloor heating, window to rear, built-in bookcases/display cabinets, inset LED downlighters, further built-in shelving and door to side.

BASEMENT

Basement Store 4.37m (14'4) x 4.11m (13'6)

Accessed via Ash spiral staircase from Breakfast Kitchen.

Ash wooden flooring with underfloor heating and inset LED downlighters.

FIRST FLOOR

Landing

Glass balustrade, inset downlighters and loft access with integral loft-ladder.

Bedroom One 5.11m (16'9) Max x 4.29m (14'1) Max

Maple flooring with underfloor heating, inset remote-control, dimmable downlighters, a range of built-in bedroom furniture comprising wardrobes, drawers and blanket box, window to front and sliding door to rear leading out onto:-

Balcony 4.8m (15'9) x 4.7m (15'5)

Large hardwood decked terrace with glass balustrade and views across open farmland.



En-suite Wet Room 2.29m (7'6) x 1.5m (4'11)

Tiled floor with underfloor heating, fully tiled walls, low level WC with concealed cistern, wall mounted wash basin with mixer tap, shower area with drencher head over and frosted glass screen, inset downlighters, built-in mirrored cupboard, window to front and wall mounted heated towel rail.

Bedroom Two 4.65m (15'3) x 3.94m (12'11)

Maple flooring with underfloor heating, inset remote-control, dimmable downlighters, built-in wardrobes and window to front.

Walk-in Wardrobe 1.5m (4'11) x 1.4m (4'7)

Maple flooring with underfloor heating and inset downlighters.

En-suite Wet Room 2.31m (7'7) x 1.4m (4'7)

Tiled floor with underfloor heating, low level WC with concealed cistern, wall mounted washbasin with mixer tap, fully tiled walls, shower area with drencher head over and frosted glass screen, inset downlighters, window to side and wall mounted heated towel rail.

Bedroom Three 3.2m (10'6) x 2.9m (9'6)

Maple flooring with underfloor heating, windows to rear and inset remote-control, dimmable downlighters. Door leading through into:-

Bedroom Four/Dressing Room 2.9m (9'6) x 2.21m (7'3)

Also accessed via Landing. Maple flooring with underfloor heating, built-in wardrobe, window to rear and inset remote-control, dimmable downlighters.

Family Bathroom 2.21m (7'3) x 2.08m (6'10)

Tiled floor with underfloor heating, fully tiled walls, low level wall mounted WC with concealed cistern, wall mounted wash basin with mixer tap, free-standing bath with mixer tap and shower attachment, window to side and inset dimmable downlighters.

OUTSIDE

Garden

To the rear there are views across open farmland. An elevated hardwood decked sitting/dining area with motorised awning cover over, makes the area ideal for outside entertaining. Below comprises an Undercroft with rainwater harvesting tanks and space for garden storage. Steps down to the garden which is mainly laid to lawn with landscaped planted borders, vegetable garden with raised beds, gravel and lavender-edged pathways, sunken cedar seating area with Indian stone paving, fire pit and fenced/hedged boundaries creating privacy. To the side of the property there is a block paved further garden giving access to refuse store and garden store and leads to the front.

To the front the raised garden is mainly laid to lawn with planted borders and block paved driveways providing off road parking for cars which leads to:-

Integral Garage/Workshop 5m (16'5) x 2.72m (8'11)

Electric up and over Cedar door, linoleum flooring, light, power and storage above. The garage has been fully insulated, sound-proofed and dry-lined, affording the potential for conversion to additional living accommodation subject to planning permission.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

POSTCODE

CW6 0BX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.