

**Floor Plans**

(Not to scale)

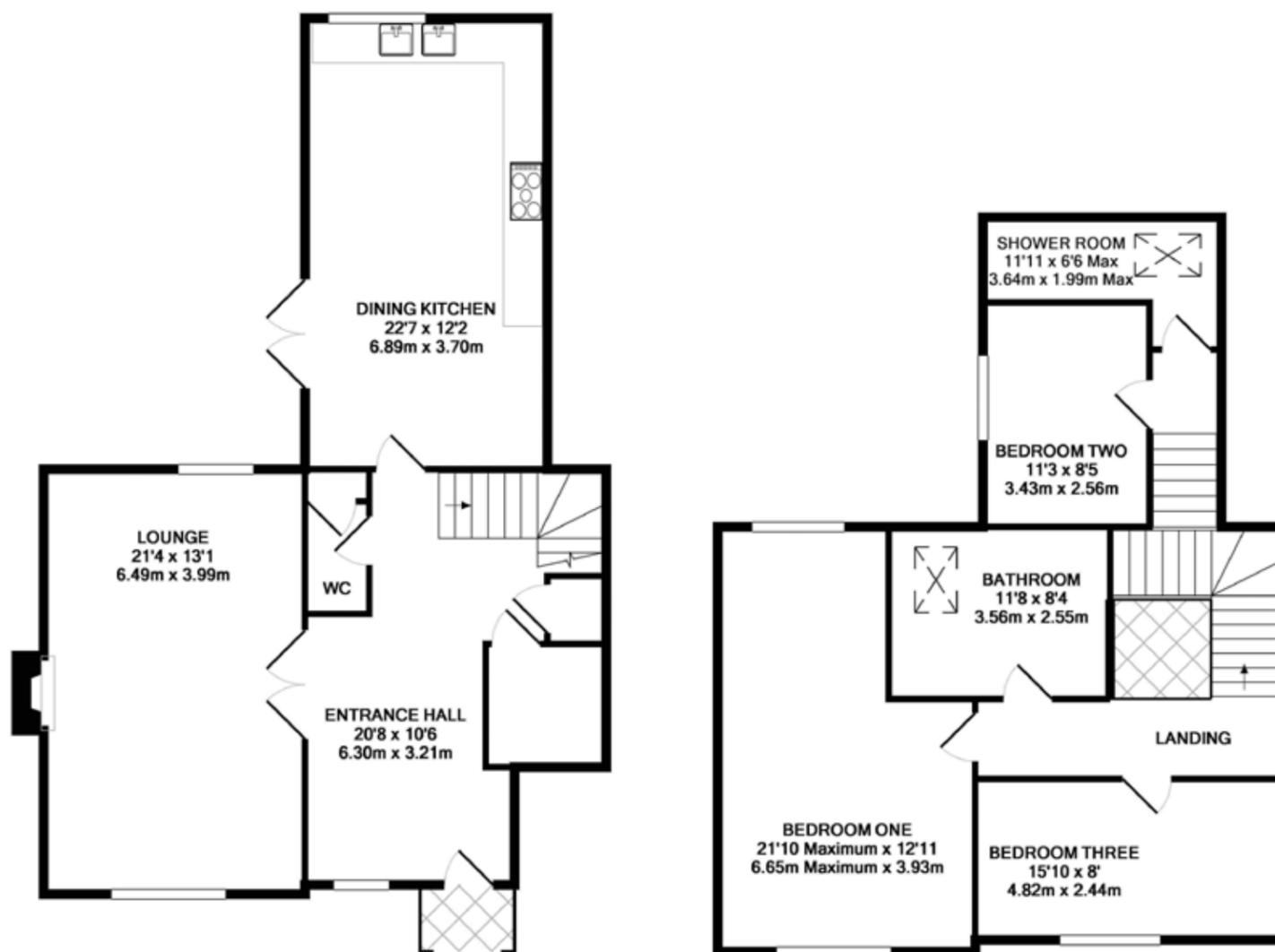


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GROUND FLOOR  
APPROX. FLOOR  
AREA 845 SQ.FT.  
(78.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 753 SQ.FT.  
(69.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1598 SQ.FT. (148.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**TARPORLEY**

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# The British School

27 Eaton Road, Tarporley, Cheshire CW6 0BJ

 1 Reception Rooms  3 Bedrooms  2 Bathrooms

*Dating back to 1877, The British School was the former Victorian Primary School for Tarporley and has been sympathetically divided and fully renovated to create a unique, spacious and well-presented family home. Approached via a gated entrance with landscaped courtyard, driveway providing off road parking for several vehicles and Detached Annex.*

## 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 two 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 the property will be seen on the left hand side clearly identified by a Hinchliffe Holmes 'For Sale' board.

## 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

### Entrance Hall 6.3m (20'8) x 3.2m (10'6)

Original solid wood flooring, oak staircase to First Floor, understairs storage, large cloaks cupboard, window to front, inset downlighters and radiators.

### Cloaks Cupboard 1.82m (6') x 1.23m (4'0)

### Separate WC 1.77m (5'10) x .9m (2'11)

Original solid wood floor, low level WC, wall mounted wash basin with mixer tap, inset downlighters and wall mounted heated towel rail.

### Lounge 6.5m (21'4) x 3.99m (13'1)

Accessed via doors from Entrance Hall. Original solid wood floor, inset Clear View log burning stove with stone surround and slate hearth, window to front and rear, inset downlighters and radiators.

### Dining Kitchen 6.88m (22'7) x 3.71m (12'2)

Wooden flooring, fitted with a range of bespoke painted wall and base units comprising cupboards and drawers, base units with granite worksurfaces over and granite splashback, inset double stainless steel bowl sink unit with mixer tap, inset five ring Rangemaster cooker with extractor mantel over, space for fridge/freezer, built-in dishwasher, built-in pantry cupboard, inset downlighters, window to rear, double doors to side and radiator.

## FIRST FLOOR

### Landing

Exposed beams, loft access, inset downlighters and radiator.

### Bedroom One 6.65m (21'10) Max x 3.94m (12'11)

Windows to front and rear, exposed beams, inset downlighters and radiator.

### Bedroom Three/Home Office 4.83m (15'10) x 2.44m (8')

Exposed beams, window to front, inset downlighters and radiator.

### Bathroom 3.56m (11'8) x 2.54m (8'4)

Low level WC, contemporary wall mounted stone wash basin with mixer tap, free-standing bath with mixer tap and separate shower head attachment, shower unit with drencher head over and separate wall mounted shower head attachment with fully tiled wall splashback, inset downlighters, exposed beams, Velux window to rear, radiator and wall mounted heated towel rail.

### Secondary Landing

Exposed beams, wall light points and radiator.

### Bedroom Two 3.43m (11'3) x 2.57m (8'5)

Window to side, exposed beams and radiator.

### Shower Room 3.63m (11'11) x 1.98m (6'6) Max

Low level WC, pedestal washbasin with mixer tap, walk-in large double shower with drencher head over with separate wall mounted shower head attachment and fully tiled wall splashback, exposed beams, inset downlighters, Velux window to side and wall mounted heated towel rail.

## OUTSIDE

### Garden

To the front the property is approached via wrought iron gates with sandstone wall boundaries which open onto the landscaped courtyard and driveway providing off road parking for several vehicles. A path to the side of the property leads to the rear courtyard and to the Detached Annex.

## DETACHED ANNEX

**Studio/Office/Hobbies Room/Entertainment Room**  
Windows to front and side, light, power points and wall mounted electric heaters.

Door leading to:-

### Kitchenette

Fitted with a range of wall and base units comprising cupboards, base units with work surfaces over, inset stainless steel single bowl sink unit with mixer tap, space for fridge/freezer, space and plumbing for washing machine/dryer and window to side.

Door to:-

### Separate WC

Half panelled walls, low level WC, pedestal wash basin with mixer tap and tiled splashback and wall mounted electric heater.

## 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 D.

## POSTCODE

CW6 0BJ

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

