

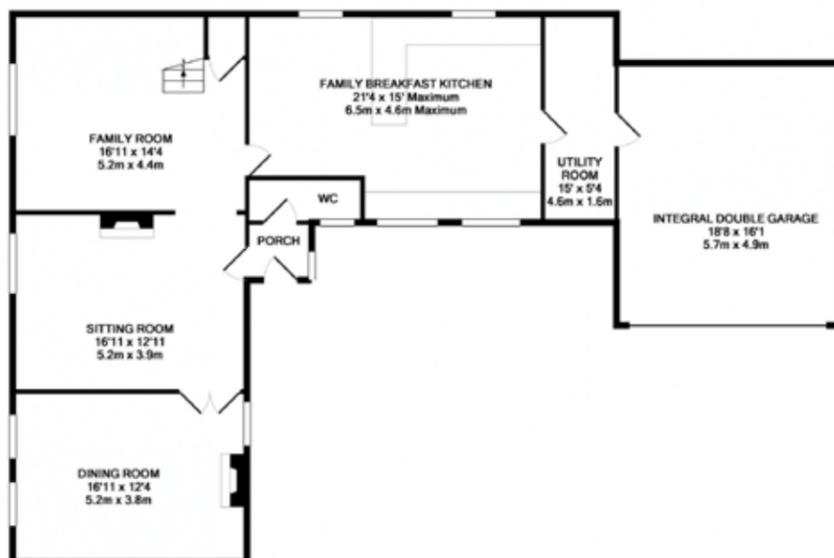


Floor Plans

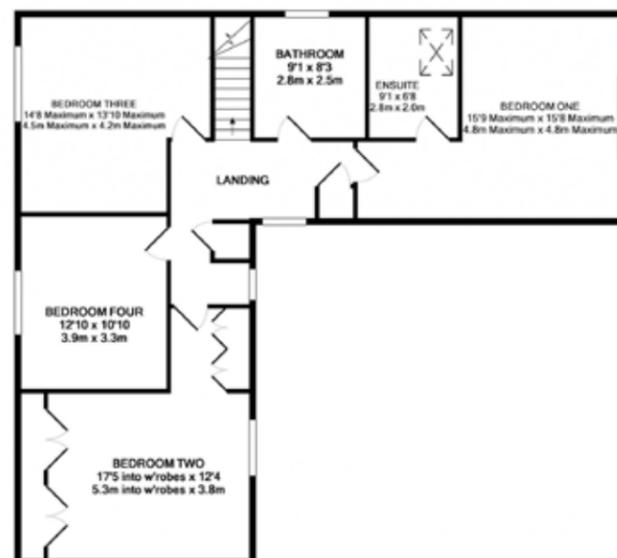
(Not to scale)

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GROUND FLOOR
APPROX. FLOOR
AREA 1381 SQ. FT.
(129.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1066 SQ. FT.
(99.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 2457 SQ. FT. (228.2 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 Saddlery

Tilstone Bank Lane, Tilstone Fearnall, Cheshire CW6 9HU

 3 Reception Rooms  4 Bedrooms  2 Bathrooms

Situated in a quiet and exclusive courtyard setting, a well-presented semi-detached period residence with many original features and flexible accommodation throughout. Landscaped gardens, driveway and integral double garage.

LOCATION

Tilstone Fearnall is a first class semi-rural location just 3 miles from the centre of Tarporley Village and just 3 miles from the amenities in Bunbury.

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence and also acts as a feeder into Tarporley High School.

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. At the junction turn left onto Nantwich Road (A51) and proceed. At the Red Fox traffic lights continue through and in a short distance turn right onto Tilstone Bank Lane. The property will be found on the left 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

Entrance Porch

Tiled floor, window to front and radiator.

Separate WC

Tiled floor, low level WC, wall mounted wash basin with mixer tap, window to front and wall mounted heated towel rail.

Sitting Room 5.16m (16'11) x 3.94m (12'11)

Reclaimed Oak flooring, inset wood burning stove with York stone hearth and Oak mantle, leaded window to rear, window to front and radiators.

Double doors leading through into:-

Dining Room 5.16m (16'11) x 3.76m (12'4)

Reclaimed Oak flooring, leaded window to rear, window to front, exposed brick open fireplace with York stone hearth and Oak mantle and radiators.

Family Room 5.16m (16'11) x 4.37m (14'4)

Accessed via Sitting Room.

Reclaimed Oak flooring, leaded window to rear, stairs to First Floor, understairs storage and radiator. Door leading into:-

Family Breakfast Kitchen 6.5m (21'4) x 4.57m (15' Max

Tiled floor, fitted with a range of contemporary wall and base units comprising cupboards and drawers. Base units with granite worksurfaces over and granite splashback, inset single bowl and drainer sink unit with mixer tap, inset four ring 'Neff' induction hob with 'Neff' oven, built-in 'Bosch' dishwasher, built-in fridge, windows to front and rear, and radiator.

Utility Room 4.57m (15') x 1.63m (5'4)

Tiled floor, base unit comprising cupboard with worksurface over, inset stainless steel single bowl drainer sink unit with mixer tap, space and plumbing for washing machine and separate dryer, space for additional fridge/freezer, radiator and door leading into Integral Double Garage.

FIRST FLOOR

Landing

Loft access, exposed beams, windows to front, airing cupboard, linen cupboard and radiator.

Bedroom One 4.8m (15'9) Max x 4.78m (15'8) Max

Built-in wardrobes, exposed beams, window to side and radiator.

En-suite Shower Room 2.77m (9'1) x 2.03m (6'8)

Tiled floor, low level WC, wall mounted washbasin with mixer tap and tiled splashback, double walk-in shower with drencher head over, separate wall mounted shower head attachment and fully tiled wall splashback, inset downlighters, Velux window to rear and wall mounted heated towel rail.

Bedroom Two 5.31m (17'5) Into wardrobes x 3.76m (12'4)

Built-in wardrobes, exposed beams, window to front and radiator.

Bedroom Three 4.47m (14'8) Max x 4.22m (13'10) Max

Leaded window to rear, exposed beams, feature fireplace and radiator.

Bedroom Four 3.91m (12'10) x 3.3m (10'10)

Leaded window to rear, exposed beams, feature fireplace and radiator.

Bathroom 2.77m (9'1) x 2.51m (8'3)

Tiled floor, panelled walls, low level WC, wall mounted washbasin with mixer tap, free standing roll top bath with mixer tap and separate shower head attachment, inset downlighters, wall mounted heated towel rail and window to rear.

OUTSIDE

Gardens

To the rear the garden is mainly laid to lawn with mature shrubs and planted borders.

Integral Double Garage 5.69m (18'8) x 4.9m (16'1)

Up and over door, window to side, light and power.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

NOTE:- There is a £250 annual service charge.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band G.

POSTCODE

CW6 9HU

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

