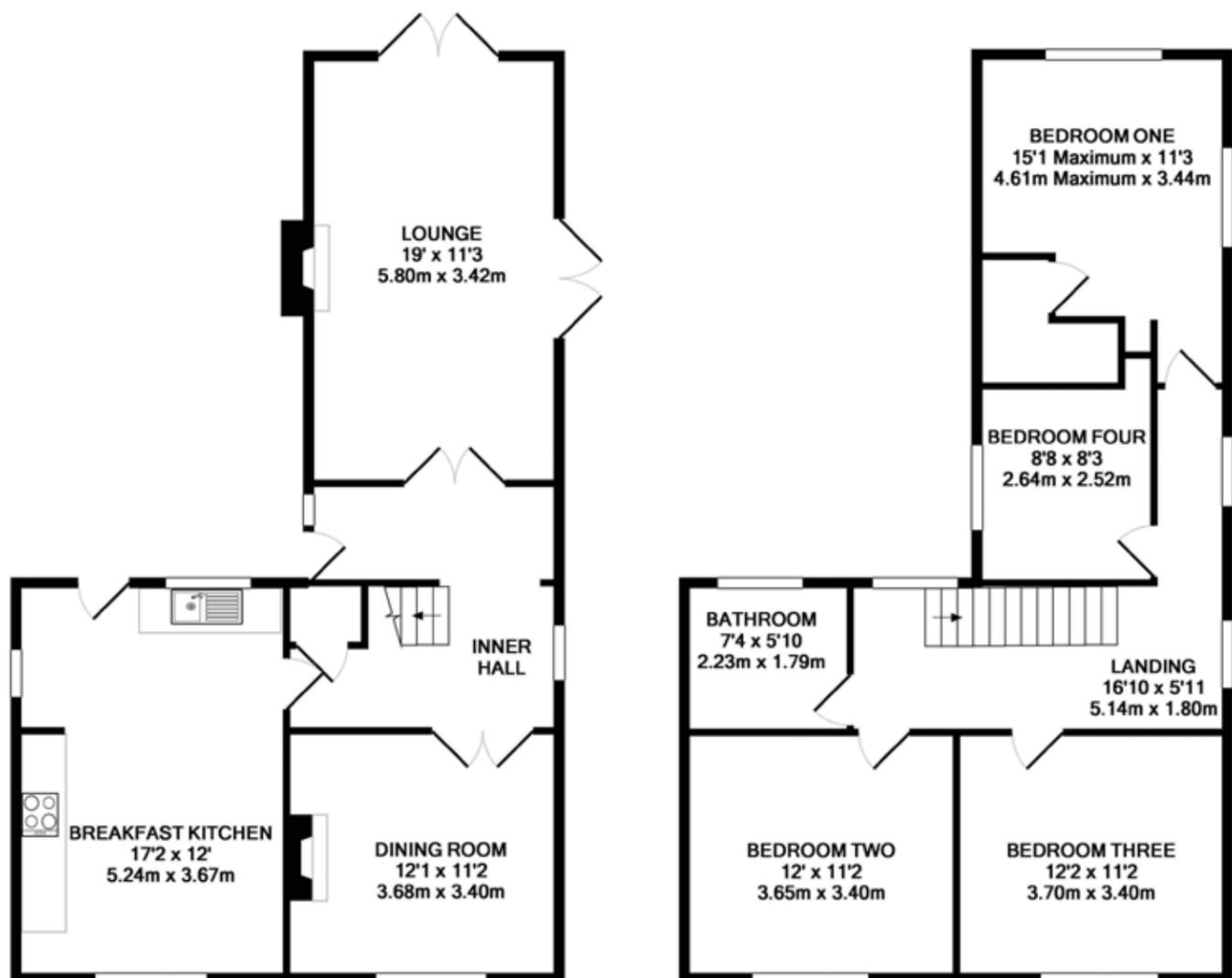




Floor Plans

(Not to scale)

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 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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Cheshire CW6 0AG

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NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

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Rose Cottage

Whitchurch Road, Bunbury Heath, Cheshire CW6 9SX

 2 Reception Rooms  4 Bedrooms  2 Bathrooms

Situated in a convenient and popular location a well-presented and extended detached cottage with many period features throughout. Landscaped private gardens and off road parking for several vehicles.

LOCATION

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. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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 in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed for a couple of miles passing The Wild Boar Hotel on the left hand side and the property will be found passed the turning into Bunbury village 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 Hall

Wooden flooring, stairs to First Floor, understairs storage, window to side and radiator. Double doors leading through into:-

Lounge 5.79m (19') x 3.4m (11'2)

Exposed brick open fireplace with York stone hearth and Oak mantle, exposed beams, double doors to side and rear, wall light points and radiators.

Dining Room 3.71m (12'2) x 3.35m (11')

Accessed via double doors from Entrance Hall. Exposed brick feature fireplace with Oak mantle, exposed beams, window to front, wall light points and radiator.

Breakfast Kitchen 5.36m (17'7) x 3.66m (12')

Accessed via Entrance Hall. Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers. Base units with worksurfaces over, inset single bowl and drainer sink unit with mixer tap, exposed brick with inset double oven and double hob 'Redfire' range, four ring induction 'Zanussi' hob with stainless steel extractor hood over, built-in 'Zanussi' double oven and grill, space for American style fridge/freezer, built-in dishwasher, space and plumbing for washing machine/dryer, built-in larder, windows to front, side and rear, exposed beams, door to rear and boiler.

FIRST FLOOR

Landing

Windows to side and rear and radiator.

Bedroom One 4.57m (15') Max x 3.4m (11'2)

Windows to side and rear and radiator.

En-suite Shower Room 1.96m (6'5) Max x 1.82m (6') Max

Low level WC, pedestal washbasin with tiled splashback, shower unit with wall mounted shower head over and fully tiled wall splashback and radiator.

Bedroom Two 3.68m (12'1) x 3.4m (11'2)

Window to front and radiator.

Bedroom Three 3.68m (12'1) x 3.4m (11'2)

Built-in wardrobes, window to front and radiator.

Bedroom Four 2.64m (8'8) x 2.49m (8'2)

Window to side and radiator.

Bathroom 2.26m (7'5) x 1.78m (5'10)

Low level WC, pedestal washbasin with waterfall mixer tap and tiled splashback, corner panelled bath with waterfall mixer tap, separate wall mounted shower head over and fully tiled wall splashback, window to rear and radiator.

OUTSIDE

Gardens

The gardens to the side and rear are mainly laid to lawn with a large gravelled sitting area and a further raised decked sitting area ideal for outside entertainment, planted trees and hedged/fenced boundaries creating privacy.

To the front the gravelled driveway provides off road parking for several vehicles and leads to the rear.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band D.

POSTCODE

CW6 9SX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

