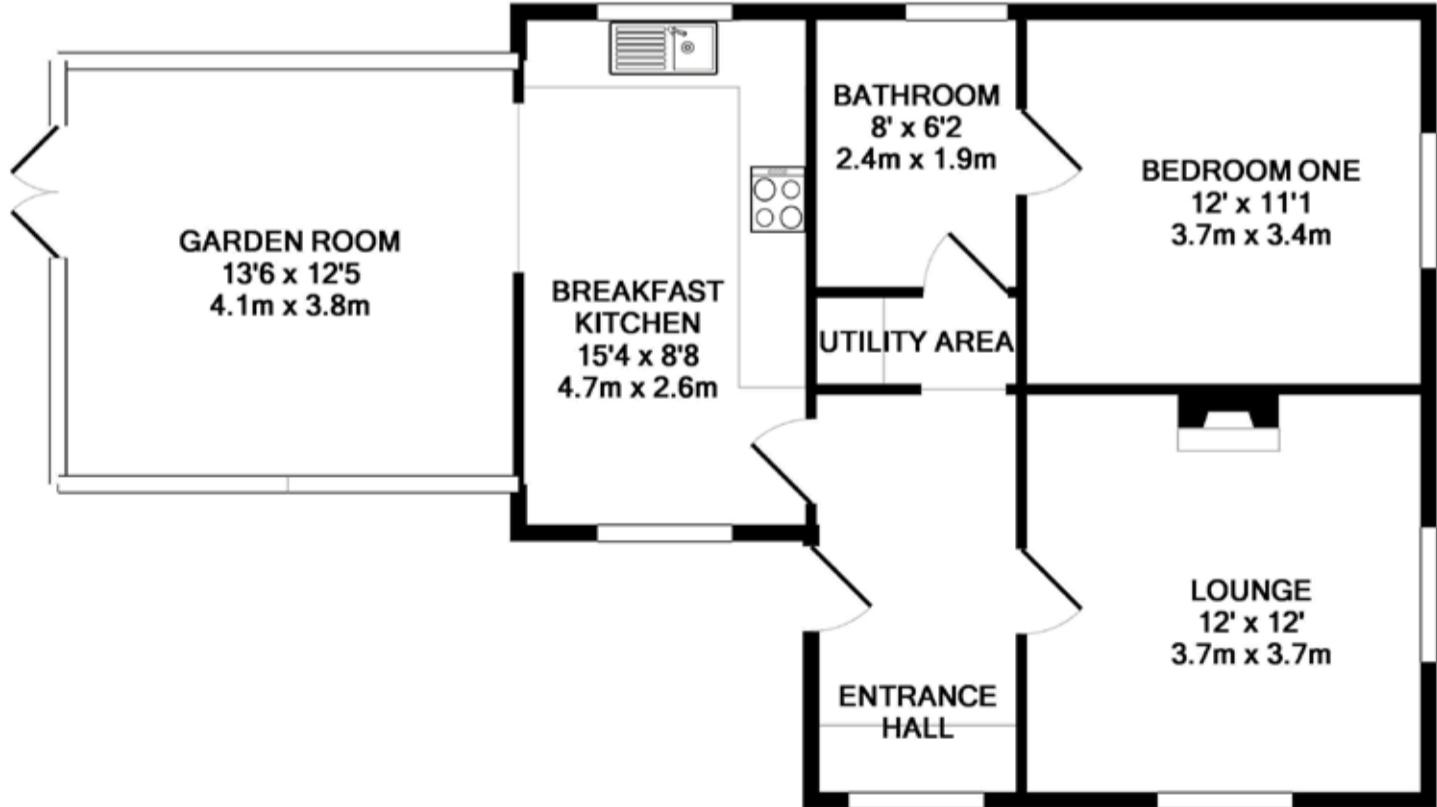



Floor Plans
 (Not to scale)


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.

TARPORLEY
 56B High Street, Tarporley
 Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH
 28 High Street, Northwich
 Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(80-100)	A		
(60-80)	B		
(40-60)	C		
(20-40)	D	54	56
(10-20)	E		
(0-10)	F		
Not energy efficient - higher running costs	G		

Scotland EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(80-100)	A		
(60-80)	B		
(40-60)	C		
(20-40)	D		
(10-20)	E	48	49
(0-10)	F		
Not environmentally friendly - higher CO ₂ emissions	G		

Scotland EU Directive 2002/91/EC

The Lodge

Chester Road, Tattenhall, Cheshire CH3 9AH

 1 Reception Rooms

 2 Bedrooms

 1 Bathrooms

Situated in a quiet and convenient location a beautifully presented and extended detached thatched cottage with character and charm throughout. Gated entrance, private landscaped gardens, off road parking for several vehicles and planning permission for Home Office/Studio.

LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the north-west.

DIRECTIONS

From our office in Tarporley proceed in the direction of Nantwich and turn right just after the Foresters Arms public house into Birch Heath Road. Continue to the t-junction and turn right onto Huxley Lane which naturally leads into Church Lane. Continue through to Huxley, passing the Primary School on the right, and turn first left onto Huxley Lane. Continue until the t-junction and turn left onto Red Lane which leads into Tattenhall Road. Proceed into the village of Tattenhall and turn right onto Chester Road. The property will be found on the left hand side clearly identified by a Hincliffe Holmes 'For Sale' board.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISSES:-

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 3.68m (12'1) x 1.88m (6'2)

Oak flooring, window to front, inset down lighters, loft access, built-in cupboards and radiator.

Lounge/Bedroom 3.66m (12') x 3.66m (12')

Oak flooring, windows to front and side, inset living flame gas burner with stone hearth and wooden mantle and radiator.

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.

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.

Breakfast Kitchen 4.67m (15'4) x 2.64m (8'8)

Accessed from Entrance Hall.

Oak flooring, fitted with a range of wall and base units comprising cupboards and drawers. Base units with woodblock work surfaces over. Inset Belfast style sink unit, inset four ring gas hob with oven, windows to front and rear, wall light points, space for fridge/freezer and radiator.

Opening into:-

Garden Room 4.11m (13'6) x 3.78m (12'5)

Oak flooring, windows to front, side and rear, double doors to side leading out onto paved sitting area and radiator.

Utility Area 1.88m (6'2) x .86m (2'10)

Accessed from Entrance Hall.

Oak flooring, built-in cupboard with space and plumbing for washing machine and space for separate dryer above.

Door leading into:-

Bathroom 2.44m (8') x 1.88m (6'2)

Oak flooring, low level WC, vanity washbasin, corner bath with mixer tap, separate shower head attachment and drencher head over and fully tiled wall splash back, window to rear, inset down lighters and radiator.

Door leading into:-

Bedroom 3.66m (12') x 3.38m (11'1)

Oak flooring, built-in wardrobe, airing cupboard, window to side, inset down lighters and radiator.

OUTSIDE

Gardens

The established gardens are mainly laid to lawn with a range of mature shrubs, trees and fenced/hedged boundaries creating privacy.

To the front, the property is accessed via an electric gated entrance which leads onto off road parking for several vehicles.

PLANNING PERMISSION

The Lodge comes with planning permission for a 6.0 x 4.60 metre Home Office/Studio within the garden. This has been designed to compliment the main house with further details available upon request. Planning Reference:- 14/03034/FUL

