



Floor Plans

(Not to scale)

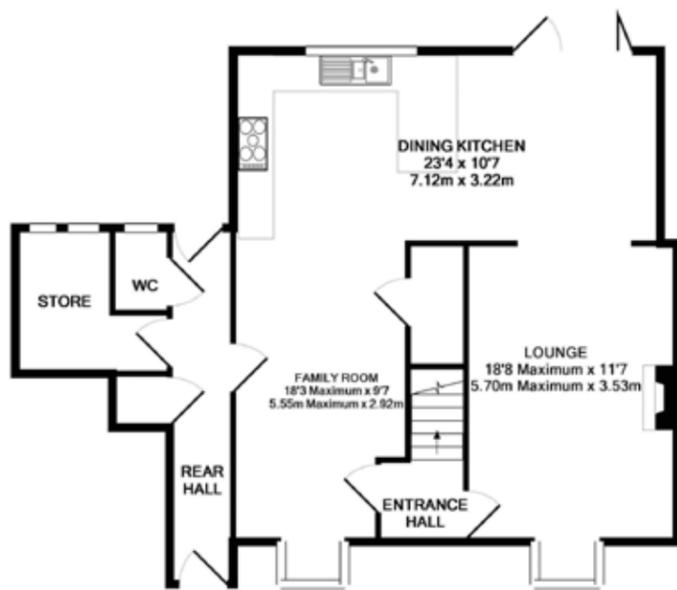


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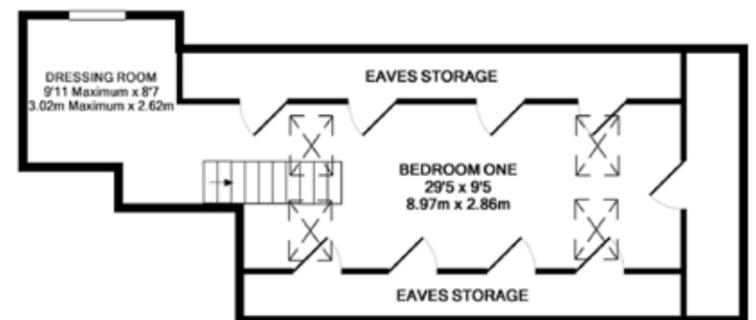
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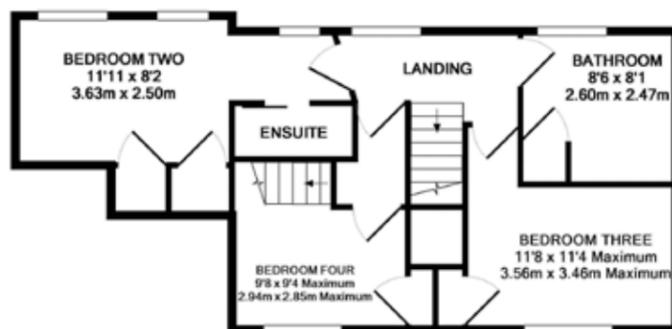
(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1841 SQ.FT. (171.0 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 CW9 5BJ

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7 Tattenhall Lane

Beeston, Cheshire CW6 9UA

 3 Reception Rooms  4 Bedrooms  2 Bathrooms

Situated in a most sought after and quiet location with views towards Beeston Castle a well-presented and extended character property with superb flexible accommodation throughout. Private landscaped gardens, off road parking and garage.

LOCATION

Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

Close by is the award winning village of Tarporley, which is renowned for its Historic High Street and 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 by-pass. 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 short distance down the hill, round the left hand bend passing the Lockgate Cafe on the left hand side and take the next right onto Dene Bank. Proceed up the hill and keep left. At the t-junction turn right and continue onto Tattenhall Lane and the property will be found in a short distance 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

Wooden Porch with slate roof.

Entrance Hall

Quarry tiled floor, stairs to First Floor.

Lounge 5.69m (18'8") Max x 3.53m (11'7")

Tiled floor, radiator, window to front with views across fields to Beeston Castle, inset log burner on tiled hearth with oak beam mantel over.

Open Plan Family Dining Breakfast Kitchen

Dining Area

Breakfast Kitchen Area 7.11m (23'4") x 3.23m (10'7")

Fitted with a range of wall and base units comprising cupboards and drawers, base units with granite work surfaces over and granite splashback, double space for Stoves oven with induction hob with glass splashback and extractor fan over, inset stainless steel sink with mixer tap and drainer, granite splashback, two Velux skylights, inset downlighters, window to front with views across the countryside, wood effect flooring, window to rear, patio bi-fold doors to rear, understairs cloak cupboard with shelving and coat hooks.

Family Area 5.56m (18'3") Max x 2.92m (9'7")

Inner Hall

Fully enclosed with door to front and rear, tiled floor, electric storage heater, utility cupboard with space and plumbing for washing machine and dryer.

Utility Room 2.59m (8'6") Max x 2.31m (7'7") Max

Windows to rear, radiator, tiled floor.

Separate WC 1.4m (4'7") x .93m (3'1")

Low level WC, window to rear, tiled floor, radiator, wall mounted wash basin.

FIRST FLOOR

Landing

Window to rear, stairs to Second Floor.

Bedroom Two 3.63m (11'11") x 2.49m (8'2")

Windows to rear, original feature fireplace, radiator, cupboards with hanging space and shelving.

En-suite Shower Room 2.28m (7'6") x .91m (3')

Tiled floor, heated towel rail, shower cubicle with fully tiled walls and shower over, inset downlighters, vanity unit with inset sink and storage below, tiled splashback.

Bedroom Three 3.56m (11'8") x 3.45m (11'4") Max

Window to front with views to castle, radiator, cupboards with hanging space and shelving.

Inner Landing

Bedroom Four 2.95m (9'8") x 2.84m (9'4") Max

Window to front with views across open farmland, radiator, cupboard with hanging space and shelving.

Family Bathroom 2.59m (8'6") x 2.46m (8'1")

Tiled floor, bath with fully tiled walls and shower head attachment over, window to rear, radiator, low level WC, vanity unit with inset wash basin, linen cupboard.

SECOND FLOOR

Bedroom One 8.97m (29'5") x 2.87m (9'5")

Velux skylights with views over the farmland and to Beeston Castle, two radiators, inset downlighters, access to eaves storage.

Dressing Area 3.02m (9'11") Max x 2.62m (8'7")

Hanging space and shelving, window to rear.

OUTSIDE

Garden

To the rear there is a lovely patio area, ideal for outside entertainment and a vegetable patch. The lawn has mature bushes and shrubs in the borders and the boundaries are hedged and fenced creating privacy.

A small gate leads to the parking area and garage with an outside wooden storage shed to the rear housing the oil tank.

The property is accessed via a picket gate with a path leading to the front of the property. The garden is mainly laid to lawn with mature shrubs and picket fencing to boundaries.

Garage

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester.

POSTCODE

CW6 9UA

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

