



Alraham



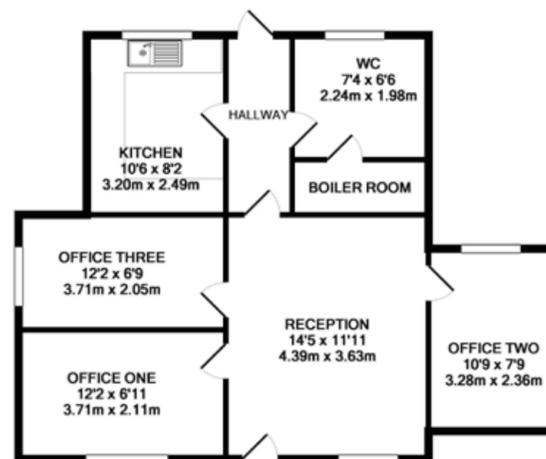
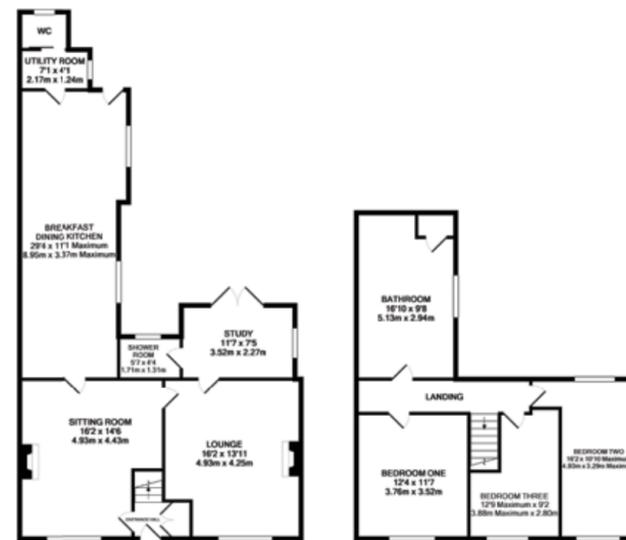
HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

£499,995



Situated in a popular and most convenient location a unique opportunity to acquire a beautifully presented and extended detached character home with Large Detached Offices (potential for a range of uses and conversion into residential accommodation subject to necessary permissions) and superb flexible accommodation throughout. Landscaped private gardens, driveway providing extensive off road parking and detached double garage.



TOTAL APPROX. FLOOR AREA 1886 SQ.FT. (144.5 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.
 Made with Metropix ©2019

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



www.hinchliffeholmes.co.uk

Ivy House

Nantwich Road, Alpraham CW6 9JJ

 2 Reception Rooms

 4 Bedrooms

 2 Bathrooms

Situated in a popular and most convenient location a unique opportunity to acquire a beautifully presented and extended detached character home with Large Detached Offices (potential for a range of uses and conversion into residential accommodation subject to necessary permissions) and superb flexible accommodation throughout. Landscaped private gardens, driveway providing extensive off road parking and detached double garage.

LOCATION

Alpraham is a hamlet with two public houses, situated within 3 miles of Tarporley Village, 7 miles of Nantwich and 14 miles of Chester City Centre.

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). Proceed for a short distance passing through Tilstone Fearnall and enter into Alpraham. Continue through passing the Tollemache Arms on the right and proceed out of the village. Before the bridge in Calveley 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 Hall

Tiled floor, storage cupboard, stairs to First Floor.

Sitting Room 4.93m (16'2) x 4.42m (14'6)

Window to front, radiator, stone hearth and surround with open fire, painted beams, built-in bespoke understairs cupboard.

Lounge 4.93m (16'2) x 4.24m (13'11)

Window to front, slate hearth with wood burning stove, radiator, wall light point, painted beams.



Study/Bedroom Four 3.53m (11'7) x 2.26m (7'5)

Patio doors, radiator, inset downlighters and window to side.

Shower Room 1.7m (5'7) x 1.32m (4'4)

Fully tiled walls, tiled floor, heated towel rail, window to rear, vanity sink unit, wall mounted mirror, extractor fan, shower cubicle with drencher head and shower attachment.

Breakfast Dining Kitchen 8.94m (29'4) x 3.38m (11'1) Max

Tiled floor, window to side with nearby seating and storage drawers, radiators, fitted with a range of wall and base units comprising cupboards and drawers, base units with Quartz work surfaces over and tiled splashback, integrated microwave, integrated dishwasher, Belfast sink with mixer tap, electric oven with hob and tiled splashback, extractor fan over, inset downlighters, breakfast bar, central island comprising cupboards and drawers with Quartz work surface.

Utility Room 2.16m (7'1) x 1.24m (4'1)

Tiled floor, window to side, space and plumbing for washing machine/dryer, inset stainless steel sink with mixer tap, fitted with a range of wall and base units comprising cupboards, boiler.

Separate WC 1.51m (4'11) x 1.16m (3'10)

Fully tiled floor, window to rear, heated towel rail, low level WC, vanity sink unit with tiled splashback.

FIRST FLOOR

Landing

Window to rear and radiator.

Bedroom One 3.76m (12'4) x 3.53m (11'7)

Window to front and radiator.

Bedroom Two 4.93m (16'2) x 3.3m (10'10) Max

Windows to front and rear.

Bedroom Three 3.89m (12'9) Max x 2.79m (9'2)

Window to front, radiator, loft access and built in single bed.

Family Bathroom 5.13m (16'10) x 2.95m (9'8)

Free-standing bath with shower attachment, radiator, walk-in double shower with fully tiled splashback with drencher head over and separate shower head attachment, glass screen, low level WC, two pedestal wash basins with tiled splashback and mirror, heated towel rail, window to side, airing cupboard.

OUTSIDE

Gardens

The property is approached via a gravelled driveway which leads to a set of double gates that open onto a further driveway providing extensive off road parking and gives access to the Detached office and Detached Double Garage.

Beyond the Detached Double Garage is the garden which is mainly laid to lawn with hedged boundaries creating privacy and to the bottom there is a small orchard with a range of fruit trees.



Detached Double Garage

Electric up and over door, power and light.

LARGE DETACHED OFFICES

Potential for a range of uses and conversion into residential accommodation subject to necessary permissions.

Reception 4.39m (14'5) x 3.63m (11'11)

Window to front, radiators, loft hatch.

Office One 3.71m (12'2) x 2.11m (6'11)

Window to front, radiator.

Office Two 3.28m (10'9) x 2.36m (7'9)

Window to side, radiator.

Office Three 3.71m (12'2) x 2.06m (6'9)

Window to rear, radiator.

Inner Hall

Door to rear.

Kitchen 3.2m (10'6) x 2.49m (8'2)

Fitted with a range of wall and base units comprising cupboards and drawers, space for under counter fridge, window to rear, inset stainless steel sink with drainer and radiator.

WC 2.24m (7'4) x 1.98m (6'6)

Radiator, window to rear, wall mounted sink, low level WC.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

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

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band F.

POSTCODE

CW6 9JJ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.