



SUNNYBANK

TARPORLEY



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"The sunsets are glorious; it's clear to see why the property was named Sunnybank."

Welcome to Sunnybank, an exquisite home which oozes elegance. Built in 1895, this impressive property has been lovingly restored to an exceptionally high standard throughout. Three lovely bedrooms, two sun-filled reception rooms and a delightful family kitchen. There is a double garage to the front and a separate annexe at the rear, all fabulously presented and ready for the lucky new owner to move straight in to.



VICTORIAN CHARM

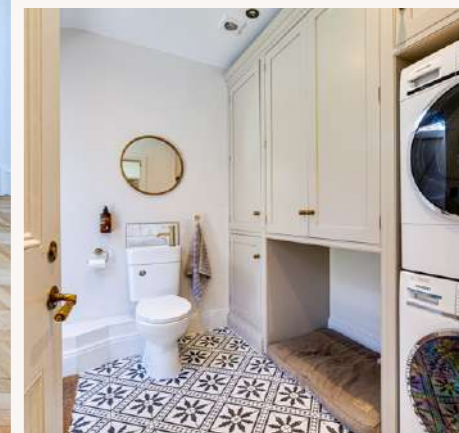
Push open the front door to reveal the entrance hallway with wall panelling and a fabulous tiled floor that stretches out in front of you, drawing the eye deeper into the home to reveal the delightful rooms beyond.

The front of the house has two amazing bay windows that give the symmetry that you might expect from a property of this grandeur and from this period. The two sun-filled rooms at the front of the property are a spacious living room and a dining room, each with plantation shutters, wooden flooring and feature fireplaces ready to light when the cooler weather arrives.

"The sunsets are glorious; it's clear to see why the property was named Sunnybank."

"Christmases at Sunnybank are very special, with illuminated trees in the bay windows and garlands up the stairs; we have always hosted the whole family."





KITCHEN ELEGANCE

Gentle off-white tones on the walls and subtle hand-built and painted wooden kitchen units topped with white quartz worktops in this wonderfully bright kitchen. There is space for a large range-master oven, an integrated microwave, a wine chiller fridge, and a dishwasher. There is even a concealed pantry cupboard, and the crisp white porcelain double Belfast sink, boiling water tap and herringbone parquet floor finish this lovely functional and practical room whilst keeping the design the core focus. A great kitchen to prepare family meals or gourmet banquets, whilst friends and family can pull up a stool at the breakfast bar and chat to the family chef.

The handy utility room has space for a washing machine, tumble dryer, and a WC.



PEACE & TRANQUILITY

The fabulous primary bedroom suite is a calm and tranquil room with subtle hues, complete with shutters, wall panelling and original wooden flooring. The bay window at the front allows the evening sun to fill the room with a gentle golden glow. There is a luxurious en suite with a walk-in shower, inset tiled shelving, and herringbone Carrara marble tiling. There is even a secret wardrobe space, hidden behind the full length mirror. Although a lovely newly renovated suite, the styling is in the Victorian style as a gentle nod to the age of the property.

Private access from this room up to the loft space, which has been converted into a stunning dressing room, with built-in shelving for all of your clothing and lit display shelving for your very best shoes and bags. The Velux windows ensure natural lighting, and there is even a dressing table with lit wall length mirror to get yourself ready for the day.



REST & REFRESH

The second bedroom has the same wonderful bay window with the golden evening sun, shutters and original wooden flooring and panelled walls.

A third bedroom and the house bathroom are at the rear of the property and benefit from the early morning sun peeking through the curtains.

The opulent bathroom has a show-stopping claw-foot roll-top bath in the centre of the room with a walk-in shower behind, both lit by the beautiful chandelier overhead. The basin sits within a large wooden vanity unit with ample drawers and cupboards beneath for storage, keeping everything organised and tidy. This 5-star bathroom is the perfect place to relax and unwind at the end of a busy day.



THE COACH HOUSE

Once a coach house but now a beautifully finished annexe, perfect for a relative to live in whilst still giving them privacy or perhaps an opportunity to work from home or to rent out and generate a supplementary income. Sliding patio doors lead out to the garden with original wooden shutters on the outside. The living space is open plan with a fully fitted kitchen and dining space, a comfortable living area and a ground floor bathroom that has a fabulous claw-foot bath. The first floor is a large bedroom in the roof space with electronically controlled Velux windows on one side and feature porthole windows on the other, giving a perfectly framed view of the garden from the comfort of the bed.



GARDENS

The front of the property is accessed through the electronic and intercom gated driveway and then leads around the property to the lawn. A stone-flagged patio is laid around the garden's perimeter with access to the many seating areas, ensuring you can follow the sun as it tracks across the sky throughout the day. At the rear of the garden is a Wisteria-clad pergola complete with festoon lighting and built in heaters - the perfect space to enjoy al fresco dining, garden parties or a family BBQ long into the evening.

"The views to both the front and rear of the property are breathtaking, across open fields and countryside."



OUT & ABOUT

Clotton is a quiet hamlet although with a real sense of community along with nearby Duddon, and with the Sandstone trail at the top of the road ready for you to enjoy lovely walks in the countryside.

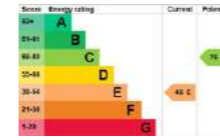
Whilst the bustling village of Tarporley, just over a mile away is a haven of boutique shops, friendly pubs and restaurants, bakeries, florists and salons to name but a few. For the golf lovers, the village is home to two golf courses.

In regards to schooling, a mile away lies Duddon St Peters or various other primary schools and Ofsted Outstanding Tarporley High School can be found in nearby Tarporley. There are private school options within reach too, if your budget allows.

From small convenience shops for your daily essentials to major supermarkets, all manner of food shops are available within a short drive. The historic Chester City is just 8 miles away, a fantastic option for a day of retail therapy.

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Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft
 Cellar = 17.1 sq m / 184 sq ft
 Outbuilding = 57.5 sq m / 619 sq ft
 Garage & Store = 44.9 sq m / 483 sq ft
 Total = 294.1 sq m / 3165 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (11971578)

FINER DETAILS

- Freehold
- Council Tax Band E
- Electric Gates
- Self contained annex in garden
- Newly built double garage



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