



CASTLE VIEW, ALPRAHAM GREEN, ALPRAHAM, TARPORLEY, CW6 9LJ



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Castle View, Alpraham Green, Alpraham, CW6 9LJ

Set in a little over 3 acres, enjoying fabulous rural views and located in a tranquil location - a delightful 4 bedroom semi detached cottage extending to 2,000sqft and also having the benefit of attractive outbuildings - NO ONGOING CHAIN.





INTRODUCTION

Wright Marshall estate agents are delighted to offer for sale the individual property known as Castle View. The property is located on Alpraham Green, a little known rural lane that is tranquil, private and where properties rarely become available to buy. The present owners have been in the property for 46 years and are now downsizing to a nearby village. The property is therefore available with no ongoing chain. The sale of Castle View represents to the buyer the very rare opportunity to acquire a delightful four bedroom semi detached residence of surprising size and excellent character set in truly beautiful gardens, grounds and paddocks extending in total to 3.22 acres or thereabouts. A viewing is strongly recommended to appreciate what a superb location Castle View enjoys.

Internally the accommodation offers attractive living space that is versatile and surprisingly spacious. The accommodation opens with an entrance vestibule which in turn leads to an entrance hall. The living room has a floor to ceiling Cheshire brick fireplace and open dog grate. On the opposite side of the house is the dining room which has a lovely front aspect bow window and has a further brick fireplace. At the rear of the house is the breakfast

room and kitchen which are arranged in 'L' shaped format whilst there is also a very spacious rear hall together with a cloakroom and utility/boiler room.

At first floor level there are four bedrooms, three of which are doubles and one which is a smaller single. There is also a separate shower room. The house has been superbly maintained by the present clients over many years standing with a continual unrolling programme of works to keep the property in good order. It is envisaged that a future buyer will wish to update some domestic fittings and this is to be taken account of within the asking price. It should also be stressed that there is tremendous potential to extend the property subject to the necessary planning permissions being granted. Castle View though is, as the name suggests, as much about the outside and the rural aspects as it is the house itself. The property has total grounds of 3.22 acres, wonderful rural views and a general sense of privacy and tranquillity that cannot be overstated. The outbuildings include a double garage and three section stable block. Due to the amount of land, the property would be ideal for those with an equestrian interest and it is rare to be able to buy such an amount of land in a wonderful location



under £600,000 in this area of Cheshire.

Castle View is an exceptional one off rural property that is tranquil and private yet amazingly connected and central. An early viewing is strongly recommended.

LOCATION

The village of Alpraham lies within 3 miles of the beautiful village of Tarporley, 14 miles from the historic City Centre of Chester and just 7 miles from the market town of Nantwich.

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques and gift shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgeries, veterinary practice, community centre, three Churches and highly regarded primary and secondary schools.

A regular bus service is available from Alpraham that travels to Chester City centre in one direction and Crewe

via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest 7 miles distant and the Beeston and Peckforton Hills within 4 miles. Alpraham is conveniently situated just on the A51 which provides links to the M53, M56, M6, A556, and A500, allowing commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 12 miles and provides a service to London Euston in just over 1 hour 30 minutes.

ENTRANCE VESTIBULE

7' 8" x 3' 7" (2.34m x 1.09m) Door leading to the outside. Front and side aspect wooden framed double glazed windows. Framed opening through to the entrance hall.

ENTRANCE HALL

13' 2" x 5' 9" (4.01m x 1.75m) Staircase rising to first floor. Side aspect window. Double panel radiator. Doors to dining room, living room and kitchen/breakfast room.

LIVING ROOM



18' 5" x 12' 10" (5.61m x 3.91m) Front, rear and side aspect windows. Two double panel radiators. Five wall light points. Floor to ceiling Cheshire brick fireplace with quarry tiled hearth housing open dog grate. Exposed beams. Glazed door through to the entrance hall.

DINING ROOM

14' 0" x 11' 7" (4.27m x 3.53m) Double panel radiator. Exposed ceiling beams. Floor to ceiling brick fireplace with glass shelving to the right and display niche to the left. Front aspect bow window overlooking garden. Three wall light points and central adjustable pendant light. Double width serving hatch to kitchen. Door to entrance hall with Suffolk latch.

KITCHEN/BREAKFAST ROOM

BREAKFAST ROOM

11' 11" x 9' 6" (3.63m x 2.9m) Quarry tiled floor. Single panel radiator. Exposed ceiling beams. Rear aspect

window. Door leading to rear porch. Glazed door to the entrance hall. Rayburn Supreme solid fuel cooker integrated with central heating and hot water systems.

KITCHEN

16' 2" x 5' 10" (4.93m x 1.78m) Running open plan from the breakfast room. Fitted with a range of wall and floor cupboards together with sliding drawers and rolled edged preparation surfaces throughout. Rear aspect UPVC double glazed window. One and half bowl ceramic sink with drainer unit and chrome mixer tap. Tiled window sill. Integrated cooker and slimline dishwasher. Ceramic hob with extractor fan over. Tile surrounds to all preparation surfaces. Exposed timbers. Spotlights. Single panel radiator.

REAR HALL

14' 6" x 6' 7" (4.42m x 2.01m) An interesting area of the property with stable door leading to the outside, glazed door leading to the breakfast room/kitchen. Single glazed door leading to courtyard and two further doors leading to cloakroom and utility.



CLOAKROOM

8' 0" x 3' 7" (2.44m x 1.09m) Obscured glass window. Low level WC. Wash hand basin with tiled splashback.

UTILITY/BOILER ROOM

9' 2" x 3' 5" (2.79m x 1.04m) Doors to rear hall and garage.

GARAGE

The garage is split into two sections, both of which are big enough to house a large car.

GARAGE - SECTION ONE

20' 3" x 8' 7" (6.17m x 2.62m) Electrically operated roller shutter door.

GARAGE - SECTION TWO

19' 10" x 9' 11" (6.05m x 3.02m) Electrically operated roller shutter door.

FIRST FLOOR

LANDING

12' 4" x 3' 2" (3.76m x 0.97m) Doors to four bedrooms

and family bathroom.

BEDROOM ONE

14' 5" x 11' 4" (4.39m x 3.45m) Front and side aspect wooden framed windows with wonderful views. Double panel radiator. Velux skylight. Access to eaves storage. Double and single width fitted wardrobes. Door to the landing.



BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m) Triple width window enjoying fantastic views over the garden and open countryside. Floor to ceiling pine fitted wardrobes. Door



to the landing. Single panel radiator.

BEDROOM THREE

11' 8" x 9' 5" (3.56m x 2.87m) Rear aspect window. Single panel radiator. Door to landing. Shelving across one wall.

BEDROOM FOUR

10' 3" x 5' 6" (3.12m x 1.68m) Front aspect window enjoying excellent views over the garden and adjoining countryside. Double panel radiator. Built in cupboard door to the landing.

SHOWER ROOM

10' 3" x 5' 5" (3.12m x 1.65m) Fitted with a suite comprising low level WC, vanity unit with double width cupboard, large tiled area and Heritage wash hand basin. Fully tiled double width shower enclosure with Aqualisa shower unit. Double panel radiator. Cupboard. Velux skylight window. Extractor fan. Shaver socket point/light. Door to the landing.

EXTERNAL

The property is approached via a timber five bar gate that secures a long and curved tarmac driveway that runs to the double garage and a wide parking and turning area.

The gardens to the front are south facing and are an absolute delight being predominantly laid to lawn but also being abundantly stocked with a delightful array of colourful flowering trees, shrubs and plants. To the right of the driveway a timber gate leads into the side paddock of the property and from that paddock there are two further gates giving access to the further land. There is a further delightful area of garden to the side which contains a bespoke fitted summerhouse which is a lovely area having tiled floor, windows, double width doors and electricity supply.

The paddocks are all in good order and have their boundaries clearly defined. Excellent far reaching views can be enjoyed to the rear. In total the gardens and grounds extend to approximately 3.220 acres.

There is also an area of hardstanding to the back of the house and to the side of one of the paddocks. This area



has within it a stable block, parking place and oil tank. Beyond the stable block the land narrows down to a triangular shape which contains an 8' x 10' wheeled poultry house of traditional design, two walnut trees and an apple tree.

STABLE BLOCK - SECTION ONE
11' 7" x 9' 6" (3.53m x 2.9m)

STABLE BLOCK - SECTION TWO
12' 0" x 9' 7" (3.66m x 2.92m)

STABLE BLOCK - SECTION THREE
16' 2" x 11' 10" (4.93m x 3.61m)

SERVICES

We understand that mains water, electricity, oil central heating and private drainage are connected.



RESERVATION OF FUTURE DEVELOPMENT RIGHTS

A reservation of future development rights will apply being triggered by the granting of planning permission for the construction of one or more independent dwellings. The reservation will not in any way apply to the house or outbuildings and full details will be available in the contract of sale.

VIEWING

Viewing by appointment with the Agents Tarporley office.



TENURE

We believe the property is freehold tenure.

ROUTE

From our office in the centre of Tarporley take a left turn in the direction of Nantwich and proceed along the High Street passing the Swan Hotel on the right and the Texaco/Spar on the left hand side. Continue to the end of the village and upon reaching a 'T' junction take a left turn onto the A49. Proceed along and you will soon reach the Four Lane Ends traffic lights with the Red Fox Indian Restaurant on the right hand side. Proceed straight on in the direction of Nantwich on the A51. Reaching Alpraham proceed past the Tollemache Arms on the right hand side and prepare to take a left turn onto Long Lane. Proceed along Long Lane passing the right turn to Calveley Hall Lane and as the Long Lane bends round to the right take a left turn onto Alpraham Green. Proceed for a short distance whereupon the property will be clearly identified on the right hand side.

questions relating to the information obtained in these particulars please speak to Jonathan Spencer at the selling agents' Tarporley office.



FURTHER INFORMATION

For a personal description of the property or with any



Ground Floor

Approx. 123.8 sq. metres (1332.4 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



Total area: approx. 190.0 sq. metres (2045.2 sq. feet)

Energy Performance Certificate



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Dwelling type: Semi-detached house Reference number: 2308-4049-7261-6208-4920
 Date of assessment: 20 September 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 September 2018 Total floor area: 123 m²

Use this document to:

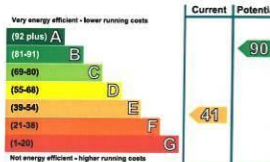
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,993
Over 3 years you could save	£ 1,677

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 231 over 3 years	
Heating	£ 3,159 over 3 years	£ 1,722 over 3 years	
Hot Water	£ 450 over 3 years	£ 363 over 3 years	
Totals	£ 3,993	£ 2,316	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 126
2 Cavity wall insulation	£500 - £1,500	£ 216
3 Internal or external wall insulation	£4,000 - £14,000	£ 513

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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