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Set in large grounds of approximately one third of an acre and located just a short drive from the centre of Tarporley village - an excellent end mews conversion in a courtyard attractive development, of considerable charm and character, offering flexible and attractive accommodation. Accommodation comprises: Entrance hall, cloakroom, living room, breakfast kitchen/dining room, inner hall, bathroom, master bedroom. First floor: Half landing and landing, airing cupboard, two further bedrooms, study and family bathroom. Outside: Detached double garage, ample off road parking and large plot extending to one third of an acre. Viewing essential.

This excellent end mews property forms part of a delightful conversion development just five minutes drive from the centre of Tarporley village within strolling distance of some of Cheshire's most attractive open countryside and a nearby canal. This particular property has the benefit of one of the largest plots on the development extending to a third of an acre in total and boasting interesting and unusual accommodation that is both spacious and flexible. At ground floor level there is a large and welcoming entrance hall in addition to a cloakroom, very well proportioned living room and an open plan breakfast kitchen that extends to just under 30ft in length. There is an inner hall that leads to a bathroom and master bedroom.

At first floor level there is a landing with exposed roof purlins and wall timbers which in turn gives access to two bedrooms, a small study and a well appointed family bathroom.

Externally, there is a detached double garage and ample off road parking for approximately 6-7 vehicles. In addition to the original garden that belongs to the property, the present owners have acquired additional land which, although in need of some cultivation, means that the whole plot totals one third of an acre. It is also the author's opinion that there maybe some long term planning hope on the additional land that has been purchased and this has the advantage of being sold without any form of reservation of development rights. The gardens overall are an absolute delight being noticeable for their high levels of seclusion and privacy and provide a perfect backdrop to this most interesting home of character and quality.



Tilstone Fearnall is a first class semi-rural location just 3 miles from the centre of Tarporley Village and 2 minutes drive from the amenities in Bunbury. Bunbury has a super Church of England primary school which feeds directly into Tarporley High School, again only 5 minutes drive away. There are also an excellent range of Primary and Secondary Schools in both the State and Private sectors within comfortable travelling distance.

The historic City of Chester is approximately twelve miles away whilst the Georgian High Street of Tarporley has its own excellent range of amenities. Beeston and Peckforton Castles are a short driving distance whilst the area as a whole is ideal for the business traveller. The A51 is located just one mile away from the house which provides direct access to Nantwich and city Centre of Chester. Beyond Nantwich is the A500 which joins the M6 and allows convenient travel to the Potteries. The M53 can be accessed via the A51 enroute to Chester as can the A49 which leads to Warrington. The M56 provides a link to Manchester and Liverpool which both have International Airports. Excellent railway stations exist in Crewe and Chester whilst the nearest hospitals are The Countess of Chester and Leighton Hospital in Crewe and The Cottage Hospital at Tarporley



ENTRANCE HALL

6.12m(20'1") x 2.72m(8'11") Front entrance door with glass panel. Decorative glass panels to side of front door. Parquet flooring. Staircase rising to first floor with spindles balustrade. Double width doors leading to living room. Two doors leading to kitchen/dining room. Built in storage cupboard. Door to cloakroom. Door to inner hall.

CLOAKROOM

1.78m(5'10") x 1.73m(5'8") Fitted with a white suite comprising low level WC and pedestal wash hand basin. Obscured glass window. Parquet flooring. Single panel radiator.



LIVING ROOM

5.72m(18'9") x 4.37m(14'4") Two double width front aspect windows. Patio doors opening onto patio and overlooking garden. Two radiators with decorative covers. Fireplace with Cheshire brick hearth. Stone surround and multifuel burning stove. Double width doors leading to entrance hall. Television point.

BREAKFAST KITCHEN/DINING ROOM

9.07m(29'9") x 2.84m(9'4") Kitchen area fitted with a range of cream wall and floor cupboards together with sliding drawers and rolled edged preparation surfaces throughout. Single bowl stainless steel sink with drainer unit and mixer tap. Five space wine/champagne rack. Two glass fronted crockery display cabinets. Tiled surrounds to preparation surfaces. Fully tiled floor. Integrated oven and Zanussi hob with extractor hood over. Integrated Zanussi dishwasher. Kick space heater. Space for fridge/freezer. Door to entrance hall.



Dining area with tiled floor. Double width doors leading to the outside. Radiator with decorative cover. Recessed halogen spotlights and door to entrance hall. Space for washing machine.

INNER HALL

2.87m(9'5") x 0.86m(2'10") The inner hall is accessed from the entrance hall and provides either access to the family bathroom or could alternatively be separated out to provide an ensuite bathroom to the master bedroom.





BATHROOM

2.62m(8'7") x 1.73m(5'8") Fitted with a white Charlotte period style suite comprising WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Part tiled walls. Shaver socket point. Double panel radiator. Fully tiled floor. Obscured glass window. Extractor fan.

MASTER BEDROOM

5.59m(18'4") x 4.17m(13'8") Triple width rear aspect window overlooking garden. Two double panel radiators. Extensive floor to ceiling fitted bedroom furniture. Wood laminate flooring. Archway leading into inner hall and access to bathroom.



FIRST FLOOR

HALF LANDING

Front aspect window. Exposed wall timbers. Staircase with spindled balustrade rising to the first floor landing.

LANDING

4.50m(14'9") x 1.73m(5'8") Maximum measurements taken at widest point. Fitted book shelving. Exposed roof purlin. Ceiling beams and wall timbers. Doors leading to bedroom two and three in addition to study, bathroom and airing cupboard.



AIRING CUPBOARD

Megaflow hot water cylinder and slatted shelf.

BEDROOM TWO

4.37m(14'4") x 3.23m(10'7") Wood laminate flooring. Extensive eaves storage cupboard. Front aspect window. Double panel radiator. Door leading to landing. Exposed wall timbers and roof purlins and access to loft space.

BEDROOM THREE

3.48m(11'5") x 3.28m(10'9") Exposed roof purlin. Double panel radiator. Rear aspect windows overlooking garden. Semi-recessed halogen spotlight. Access to loft space.

STUDY

1.85m(6'1") x 1.60m(5'3") Exposed roof purlin. Single panel radiator. Wood laminate flooring.

BATHROOM

2.84m(9'4") x 1.60m(5'3") Fitted with a white suite comprising high level WC, pedestal wash hand basin and panelled bath with period style mixer tap and shower attachment. Part tiled walls. Exposed roof purlin. Shaver socket point. Extractor fan.



EXTERIOR

Access via a shared tarmacadam driveway the subject property has its own individual parking area leading directly to the detached double garage which provides comfortable parking for approximately 6 - 7 vehicles. Looking at the curtilage from the front, prospective purchasers will note that to the left of the double garage there is an area of land behind a 6ft high panelled fence. This area of land is included within the sale price and lies adjacent to the principal area of garden. The garden is an excellent feature of the property being predominantly laid to lawn and enjoying excellent levels of seclusion and privacy. In addition to a paved paths, external lighting and large Yorkstone areas of patio there is a superb shaped well tended area of lawn and to the left of the garden there is an area of additional land that whilst in need of cultivation provides the prospective purchasers with enormous options and potential to adapt to suit individual requirements.

In total the external grounds are approximately a third of an acre

DETACHED DOUBLE GARAGE

5.72m(18'9") x 5.03m(16'6") Extensive eaves storage area. Power and light connection. Up and over door.

SERVICES

We understand that mains water, electricity and drainage are connected. There is a £250 annual service charge

VIEWING

Viewing by appointment with the Agents Tarporley office. OPEN VIEWINGS SATURDAY AND SUNDAY 5TH & 6TH MARCH BETWEEN 2 – 4 PM

TENURE

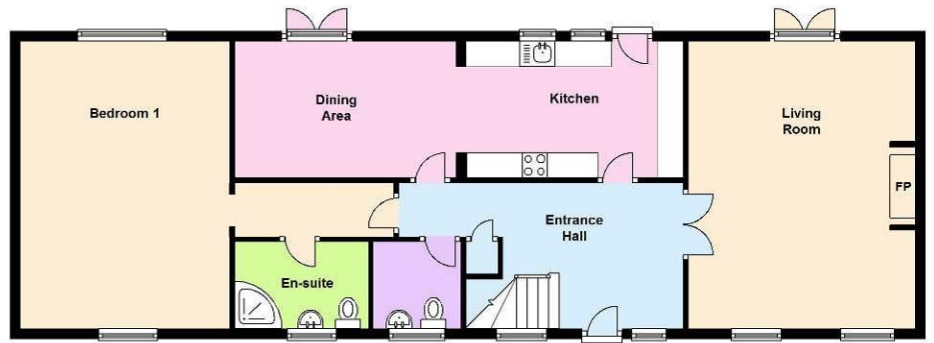
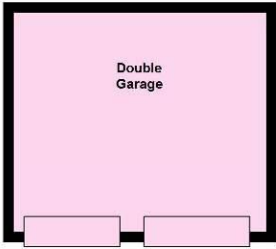
We believe the property is freehold tenure.

ROUTE

From our office in the centre of Tarporley take a left turn in the direction of Nantwich and proceed along passing the shops and the Texaco/Spar on the left hand side. Proceed further down Nantwich Road and take a left turn onto the A49. At the Four Lane Ends crossroad with the Red Fox Public House on the right continue straight on on the A51 Nantwich. Proceed along for approximately one mile taking a right turn shortly after the post box, then take the first left into the Tilstone Paddocks development, proceed along and you will find The Smithy being the first property on the left hand side clearly marked by a Wright Marshall for sale board.. Parking can be found in front of the detached double garage.



Ground Floor
Approx. 123.1 sq. metres (1325.4 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 182.6 sq. metres (1965.2 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

The Smithy, Tilestone Fearnall

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F	35	47
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E	56	68
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements