



CHESHIRE
LAMONT

Mill Lane Tarporley

Pitsford

Mill Lane, Weetwood
Tarporley, CW6 0NQ

This detached four bedroom bungalow requires alteration and refurbishment, however, provides a wonderful opportunity to create a stunning home set within delightful countryside at Weetwood near Willington just 1.5 miles from Kelsall village.

- Detached four bedroom bungalow extending to just over 2000sqft of accommodation
- Situated in a quiet rural location on a no through single track country lane
- Perfect opportunity for renovation and potential extension
- Situated within a generous, secluded garden plot
- Large garage
- Kelsall 1.25 miles, Tarvin 2.5 miles, Tarporley 4 miles

Location

The property is conveniently situated just 1.5 miles from the village of Kelsall, which offers a Cooperative convenience store with Post Office, a highly regarded local butcher, chemist, local restaurants and an Ofsted outstanding rated primary school. An equestrian centre at Willington Hall and Kelsall Hill Equestrian Centre offers riding facilities. The neighbouring village of Tarporley (4.5 miles) offers additional shopping facilities, an Ofsted outstanding rated secondary school and further local amenities including the renowned Portal Golf course and Spa. Attractive walks, horse riding and mountain biking are readily accessible within Delamere Forest and Primrose Wood. Chester City Centre - 7 miles; Liverpool - 26 miles; Manchester Airport - 29 miles

Accommodation

A timber front door opens to the **Entrance Hall** with large L-shaped Living/Dining Room off divided by a chimney breast with open fire grate. A large floor to ceiling picture window within the **Living Room 6m x 4.3m** with matching glass sliding door overlooks and opens onto the gardens. The **Dining Area 3.6m x 3.3m** gives access to the **Kitchen/Breakfast Room 5.5m x 2.3m** and the Hallway



which in turn gives access to three of the four bedrooms. The Kitchen/Breakfast Room has a picture window looking down the driveway and fitted bench seating for an everyday dining table. There is also a large **Utility Room 5m x 3.1m**.

Bedroom One 4.8m x 3.6m benefits from dressing room area with fitted wardrobes and an **Ensuite Shower Room** beyond. From the Bedroom, there is access to a **Conservatory Extension** which overlooks the secluded gardens. **Bedroom Two 5m x 3.6m** is a further large Double Bedroom which also benefits from an **Ensuite Shower Room**. **Bedroom Three 4.9m x 3.9m** overlooks the gardens and is also of good proportion currently utilised as a formal dining room. **Bedroom Four 3m x 2.3m** benefits from built-in wardrobes and is situated adjacent to the main **Family Bathroom**.

Externally

Externally, the property is accessed via a quiet no through single track lane. The driveway has lawned gardens to either side which includes a mature feature Copper Beech tree. The driveway provides parking and turning space and gives access to a large **Garage 5.1m x 5m**. From the driveway there is access to a former **Home Office 4.1m x 2.8m** and brick-built Outhouses. The secluded gardens extend to the side and rear of the property.

Services/Tenure

Mains water and electricity, oil fired central heating, septic tank drainage. Freehold

Viewing

Via Cheshire Lamont's Tarporley office.

Directions

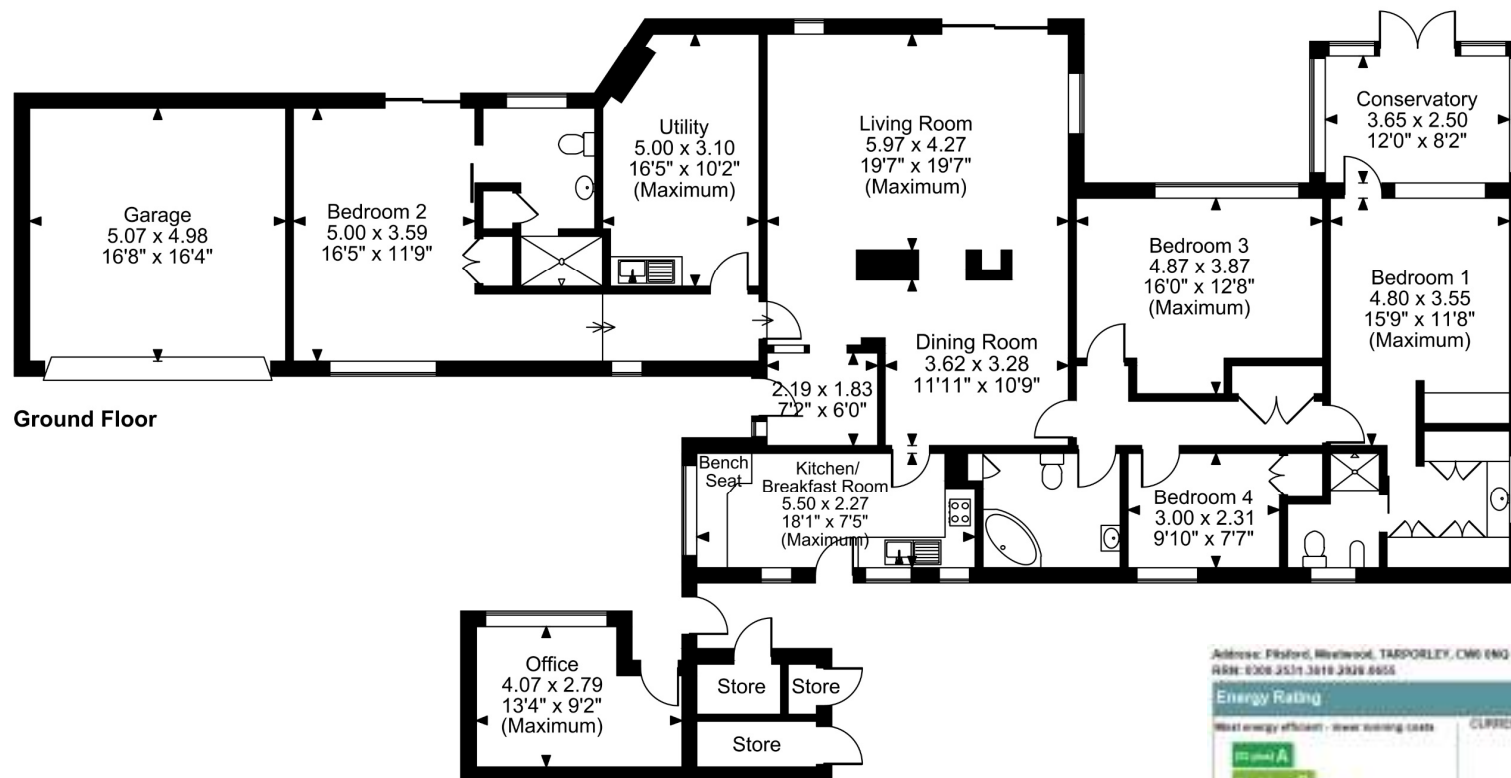
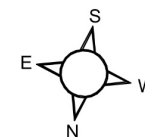
What3words: fevered.revolts.superhero

From Tarporley leave the village along Utkinton Road, follow this road for approximately 2.75 miles through Utkinton Village to the T junction in front of Willington Hall Hotel. Turn right at the T junction and continue for approximately half a mile taking the next turning left at Willington Corner crossroads, into Willington Road. After half a mile Mill Lane will be observed on the left-hand side, proceed along the lane and the property will be found on the right hand side.





Approximate Gross Internal Area
Main House = 2053 Sq Ft/191 Sq M
Garage = 273 Sq Ft/25 Sq M
Office & Stores = 167 Sq Ft/15 Sq M
Total = 2493 Sq Ft/231 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8705627/PJA



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

5 Hospital Street
 Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441