



Larks Hill
Chorley | Cheshire



Larks Hill

Chorley, Nantwich
Cheshire, CW5 8JR

A well presented 3-bed dormer bungalow with fantastic views and 2 acres near Cholmondeley, Cheshire.

- Kitchen with Rayburn and doors onto the patio.
- Utility with door leading to the garden and garage.
- Feature dining room with original exposed beams.
- Large living room with fireplace and patio doors.
- Three bedrooms and a family bathroom.
- Additional shower room.
- Two entrances to form driveway.
- Garage and workshop.
- Extensive gardens.
- In all 2.15 Acres.



Approximate distances in miles
Cholmondeley 1m | Whitchurch 8m | Malpas 8m
Tarpорley 8m | Nantwich 8m | Chester 18m
Manchester 43m | Liverpool 36m

Location

Larks Hill is in a rural position with fantastic views across the Cheshire countryside, whilst having the benefit of nearby access onto the A49 Whitchurch to Tarpорley road. Local shops can be found nearby in Cholmondeley and Wrenbury, whilst further amenities are available in the nearby villages of Malpas and Bunbury.



The market towns of Whitchurch and Nantwich offer a wider range of independent shops and supermarkets along with highly regarded restaurants and pubs.

The property is located a short distance from Cholmondeley, which offers an awarding wining pub and the popular Cholmondeley Castle and Gardens along with the picturesque and popular cricket ground.

In terms of transport links, the A49 is within a mile, a little further is the A41 linking Whitchurch to Chester and beyond to Liverpool. Whitchurch has a well-connected train station linking Shrewsbury to Crewe, where further express trains to London, Liverpool and Manchester are available.

There are several highly regarded schools in the area, both primary and secondary schools located in Whitchurch, Nantwich and Malpas. The property being located within the catchment area for the popular Bishop Heber High School (OFSTED rated of 'Outstanding'). Further afield there are both private and comprehensive schools available, including the well-known Queens and Kings in Chester and Ellesmere College. All of which are served by local school bus runs.

There are many recreational facilities locally, including the two Macdonald Hotel's in Whitchurch and Tarporley and also Carden Park Hotel and Golf Course, all providing a range of excellent facilities and highly regarded golf courses. The area has plenty of sporting clubs available, including Whitchurch Rugby Club, Malpas Football club and Cholmondeley Cricket, Bowls and Tennis Clubs.

It is a lovely area to explore with plenty of well know footpaths and public tourist venues to visit.





The area is ideal for the equestrian enthusiast with plenty of hacking along the local country roads and bridleways, to competitions and fun ride facilities at the local Marbury Equestrian Centre and Kelsall Hill Equestrian Centre. Southview training & competition centre is only a short distance, which also offers plenty of regular events and facilities as do Reaseheath College using their excellent indoor facilities.

Description

Larks Hill is brick built under a slate roof, which has been extended and refurbished over a period of 30yrs. The original was thought to be a pair of semi-detached properties, probably owned by the nearby Cholmondeley Estate.

The existing property provides an excellent home with the potential of further modernisation. The position and location enjoy far reaching views from the private and secluded rear gardens, whilst the adjacent land provided the opportunity for amenity and/or equestrian uses.

The front entrance is via a covered porch and leads into a large hallway. The majority of rooms are located off the main hallway, apart from one bedroom. The Kitchen has a convenient layout, with a range of ground and wall mounted units. The two-oven Rayburn is the main feature with two hobs above. There is a further electric oven and integrated appliances. The kitchen also has a patio door leading into the garden. Off the kitchen is the utility and boot-room, with a back door leading to the garden and garage. The utility is plumbed and creates a handy area and extension from the kitchen.



Adjacent to the kitchen is the raised dining room. This room is open into the kitchen and is an ideal space to entertain. Beyond the dining room is a large living room with a feature fireplace and wood-burner and two patio doors leading out onto the garden and patio areas.

Continuing through the property, there is an office/snug room with staircase leading to the first-floor level, where you will find a double bedroom.

There is another double bedroom and a master bedroom with fitted cupboards and patio doors leading to the garden.

There is a family bathroom and a separate shower room, all on the ground floor level.

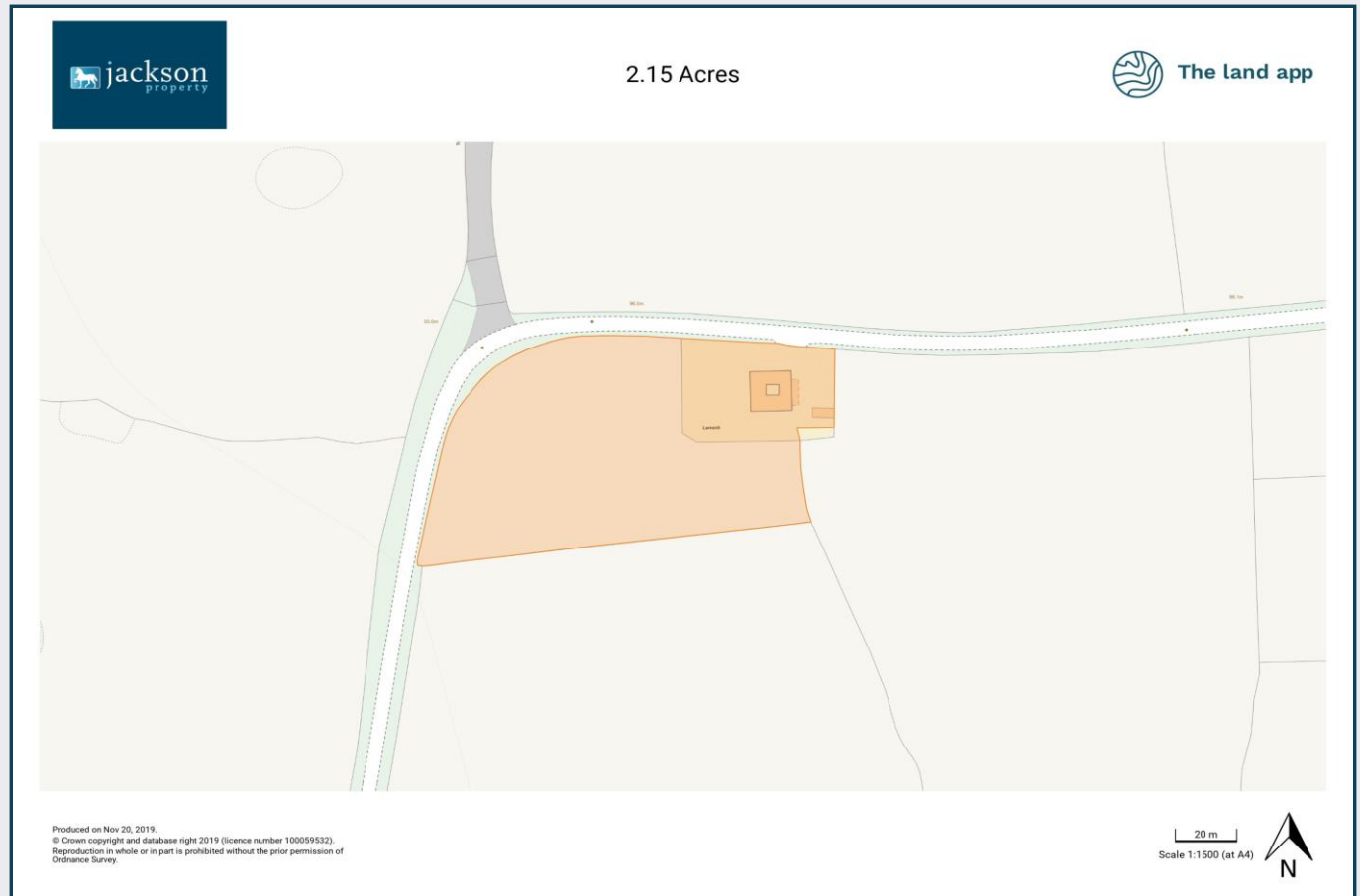
The property has underfloor heating throughout off an oil-fired boiler, located in the utility, which also heats the hot water to a cylinder. There is a back-boiler behind the Rayburn, which is also able to heat hot water.

Externally

The property has two access points from the adjacent road, the main access having a cattle grid with flanking brick pillars.

There is a stoned area to the front and side of the property, plenty for parking several vehicles. There is a detached garage with a workshop and storage area adjacent.

The rear patio runs the length of the rear and side of the property, which is a very useful entertaining space off both the kitchen, living and dining rooms. The garden is a mixture of lawn area and planted beds with mature hedgerow surrounding.



The land extends to about 2.15 acres and has a stockproof fence to its perimeter, permanent pasture and mature trees on the boundary with a separate access onto the roadway.

Covenants and restrictions

The property is subject to a covenant and restrictions which must be complied with following any transfer of title. Further information can be provided by the Agent on request.

Services

Mains electricity and water

Private drainage via a septic tank

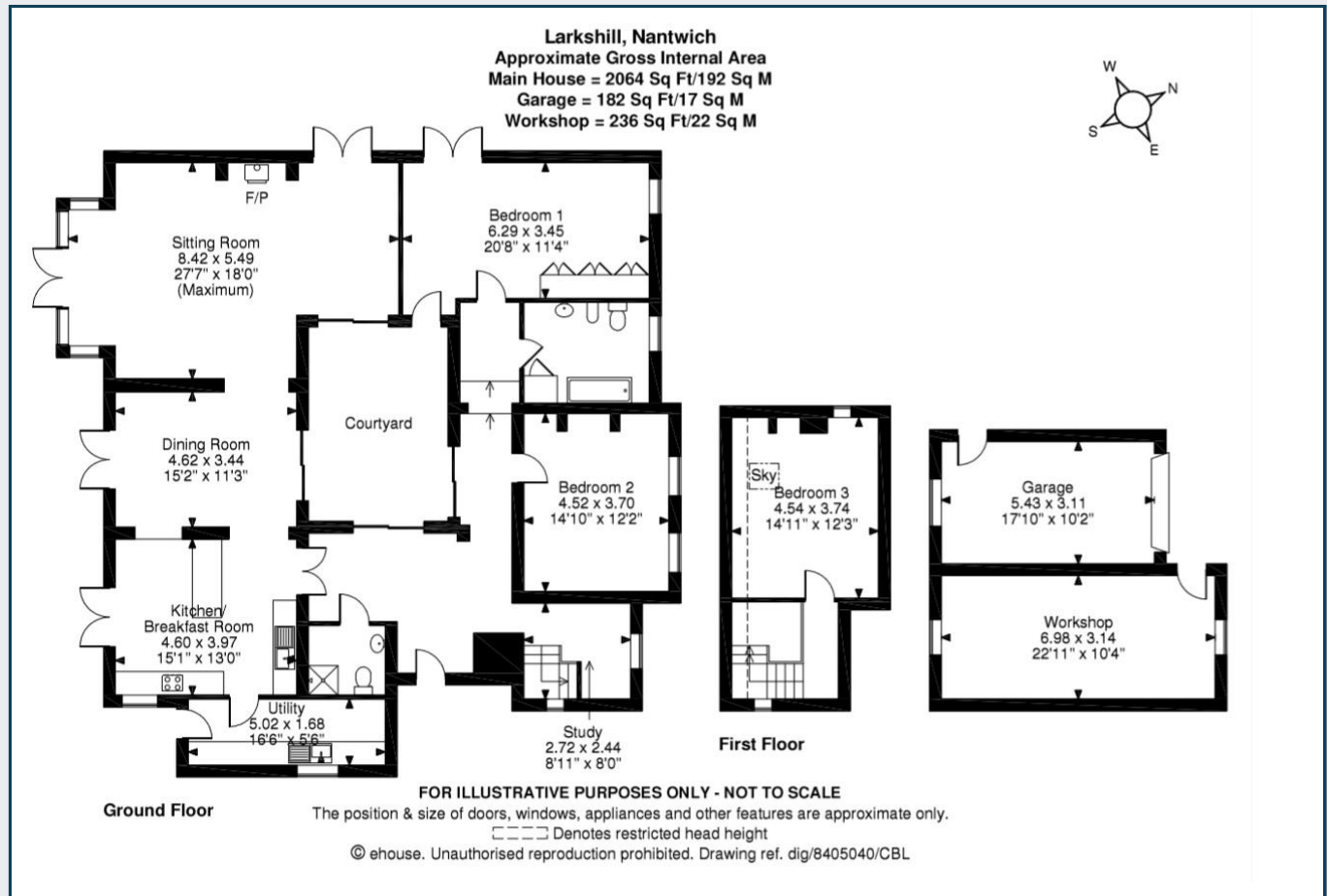
Oil fired boiler provides under floor heating & hot water
EPC rating F

Local Authority

Cheshire East Council

Vewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.