



EATON HILL COTTAGE

Eaton Hill, Tarporley

Rickitt
Partnership

Cottage within walking distance to Tarporley Village

Three bedroomed period cottage ♦ Three reception rooms ♦ Bathroom and Jack & Jill en-suite shower ♦ Walking distance to Tarporley Village ♦ Gardens to front & side ♦ Off road parking ♦ EPC E

Description

A delightful three double bedroomed period cottage formerly the barns to Eaton Hill House. This well presented house has three reception rooms and is within walking distance of Tarporley Village. To the outside, there are well kept gardens to the front and side with off road parking for several vehicles.

Reception Hall

Open staircase to first floor. Edwardian style wrought iron fireplace. Double glazed windows and door to front and one double glazed window to rear. Under stairs cupboard. Tiled floor. Exposed beam. Radiator.

Drawing Room

Exposed brickwork fireplace with stone shelf. Large double glazed window to front. Double glazed window to rear. Exposed beam. Two radiators.

Dining Room

Open staircase to first floor. Dual sided inset multi burner with stone hearth. Double glazed window to side.

Kitchen

Range of wall and base units with granite effect work surface above and one and a half bowl stainless steel sink unit with mixer tap. Rangemaster Classic Deluxe range with five ring gas hob. Extractor fan above. Space for dishwasher. Dual sided inset multi burner with stone hearth. Exposed brick wall. Tiled splashback. Two double glazed windows to front. Part glazed stable style door to side.





External Utility Room

Space for washing machine, space for fridge/freezer. Low level WC. Window to front. Tiled floor.

First Floor Landing

Double glazed window to side. Exposed beam. Access to loft. Radiator.

Bedroom One

Built in fitted wardrobes. Double glazed windows to rear and to front. Exposed beam. Two radiators.

“Jack and Jill” Ensuite Shower Room

Walk in shower, low level WC and circular glass wash hand basin with mixer tap. Double glazed window to front. Part tiled walls. Door to bedroom two. Radiator with heated towel rail.

Bedroom Three

Double glazed window to front. Exposed beam. Radiator.

Bathroom

Bath with mixer tap and separate hand held showerhead, low level WC, walk in shower and hand wash basin with mixer tap. Double glazed frosted window to front. Built in airing cupboard with hot water cylinder. Tiled floor. Radiator.

Second First Floor Landing

Built in cupboard.

Bedroom Two

Double glazed window to rear. Built in wardrobe. Door to Jack and Jill shower room. Radiator. Exposed beam.

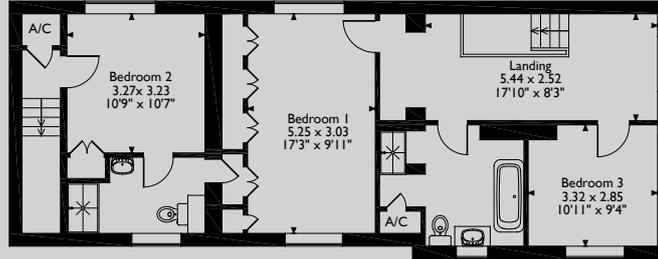
Outside

There is a gravelled driveway to the front, offering off road parking for several vehicles. The well kept gardens are mainly laid to lawn, to the front and the side of the house. There is a raised paved terrace area for table and chairs. There is an attached store room with a window, power and light.

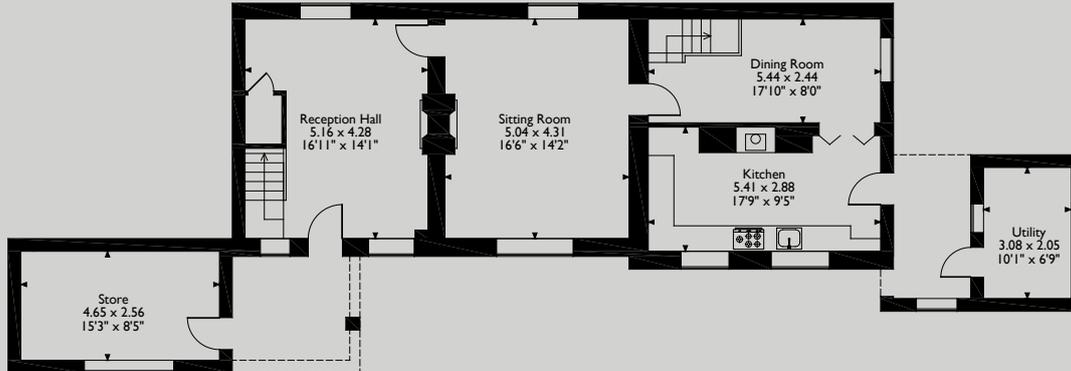


Floorplans

Main House = 156 Sq M/1680 Sq Ft
Outbuilding = 18 Sq M/194 Sq Ft
Total = 174 Sq M/1874 Sq Ft
For identification purpose only. Not to scale.



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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