



The Dairy Mill Lane

Little Budworth, Tarporley, CW6 9DD

£2,650 Per month



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Summary

Introducing this exquisite brand new barn conversion located in the sought-after village of Little Budworth.

This stunning property boasts an open plan living/dining/kitchen area with bifold doors leading to the rear garden, offering picturesque views of the beautiful surroundings. The media wall with an integrated fire adds a touch of luxury, while the underfloor heating throughout ensures ultimate comfort. The ground floor features a utility room, a second double bedroom with fitted wardrobes, a versatile third bedroom that can also be used as an office, and a family bathroom with a walk-in shower.

Upstairs, the first floor is completed with a master suite, complete with a walkthrough wardrobe/dressing area and an en-suite bathroom featuring a stunning roll top bath and walk-in shower.

An abundance of natural light cascades through skylights, creating a bright and airy atmosphere throughout. Every room is equipped with hard-wired TV booster for ultimate convenience.

Outside, the property offers ample parking for several vehicles and a low maintenance rear garden, perfect for enjoying the peaceful surroundings.

Little Budworth

Situated in the charming semi-rural village of Little Budworth, this property offers a peaceful retreat surrounded by stunning countryside. Within the village, you will find two quaint public houses, a church, and a beautiful country park perfect for leisurely strolls or horseback riding.

Just a short distance away, residents can enjoy the renowned Hollies Farm Shop, Oulton Park, and the prestigious Cheshire Polo Club. For those seeking amenities and a vibrant atmosphere, the historic high street of Tarporley is nearby, offering a fantastic selection of shops, restaurants, and pubs. Tarporley also boasts two churches, quality schools, and two highly regarded Golf courses for leisure.

With excellent transport links, residents have easy access to Chester, Manchester, and beyond via various railway stations within a 6-mile radius. Whether you're looking to explore the nearby villages, or venture further afield, this property's location offers convenience and connectivity to all corners of the UK.

Don't miss out on the opportunity to call this property home. Contact us now to arrange a viewing!

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

Ground Floor

Open Plan Living / Dining / Kitchen

37'7" x 17'3" (11.46m x 5.26m)

The stunning open plan living, dining and kitchen area spans an impressive 60.45 square meters, providing ample space for entertaining guests or simply enjoying day-to-day living. The beautiful Porcelain tile York stone effect flooring, complete with underfloor heating, sets the tone for comfort and elegance throughout.

The kitchen is a masterpiece in itself, featuring bespoke handcrafted pine cabinets with granite worktops and a convenient breakfast island for casual dining. The kitchen also boasts integrated appliances such as fridge/freezer, dishwasher, oven & hob.

A media wall with an electric fire creates a cozy ambiance, perfect for relaxing evenings at home and with bifold doors, seamlessly blending indoors with the picturesque outdoors.

Utility Room

7'6" x 5'4" (2.29 x 1.65)

The utility room provides ample space for laundry and offers a range of convenient wall and base units for additional storage.

Hallway

18'11" x 5'10" (5.78 x 1.80)

Bedroom Two

15'3" x 11'3" (4.66 x 3.44)

Spacious double bedroom with plush carpets and built-in wardrobes.

Study / Guest Bedroom

12'7" x 8'11" (3.85 x 2.73)

Versatile study, perfect for use as a guest bedroom or home office,

complete with stylish Porcelain wood effect tiles that add a touch of luxury.

Bathroom

9'7" x 5'5" (2.93 x 1.67)

Luxurious family bathroom, complete with floor to ceiling tiles, a sleek three-piece suite with a walk-in rainfall shower and a heated towel rail for added comfort.

First Floor

Landing

11'11" x 5'9" (3.65 x 1.77)

Spacious landing area, providing ample space to create an additional home office area.

Master Suite: Bedroom

15'5" x 11'5" (4.70 x 3.50)

Occupying the first floor, this Master bedroom is complete with luxurious carpeting and a vaulted ceiling with skylight that cascades the room with natural light.

Master Suite: Dressing Room

10'4" x 8'11" (3.16 x 2.73)

With ample built in storage, leading to the master bedroom.

Master En-suite

8'11" x 8'3" (2.73 x 2.52)

Stunning four piece en-suite with a freestanding roll top bath ideal for those evening soaks, walk-in shower, heated towel rail, floor-to-ceiling tiles finish this beautiful bathroom.

Externally

Allocated Parking

Allocated parking for several vehicles.



Garden

Step outside to the low maintenance garden with picturesque views across fields, offering a tranquil setting to relax and unwind.

Energy Performance Rating

Current Rating: C

Local Authority

Cheshire West and Chester - Band TBC

Viewing

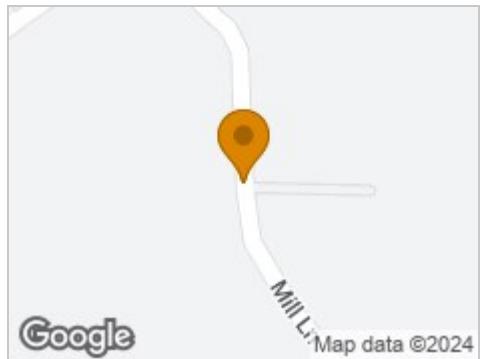
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Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



Road Map



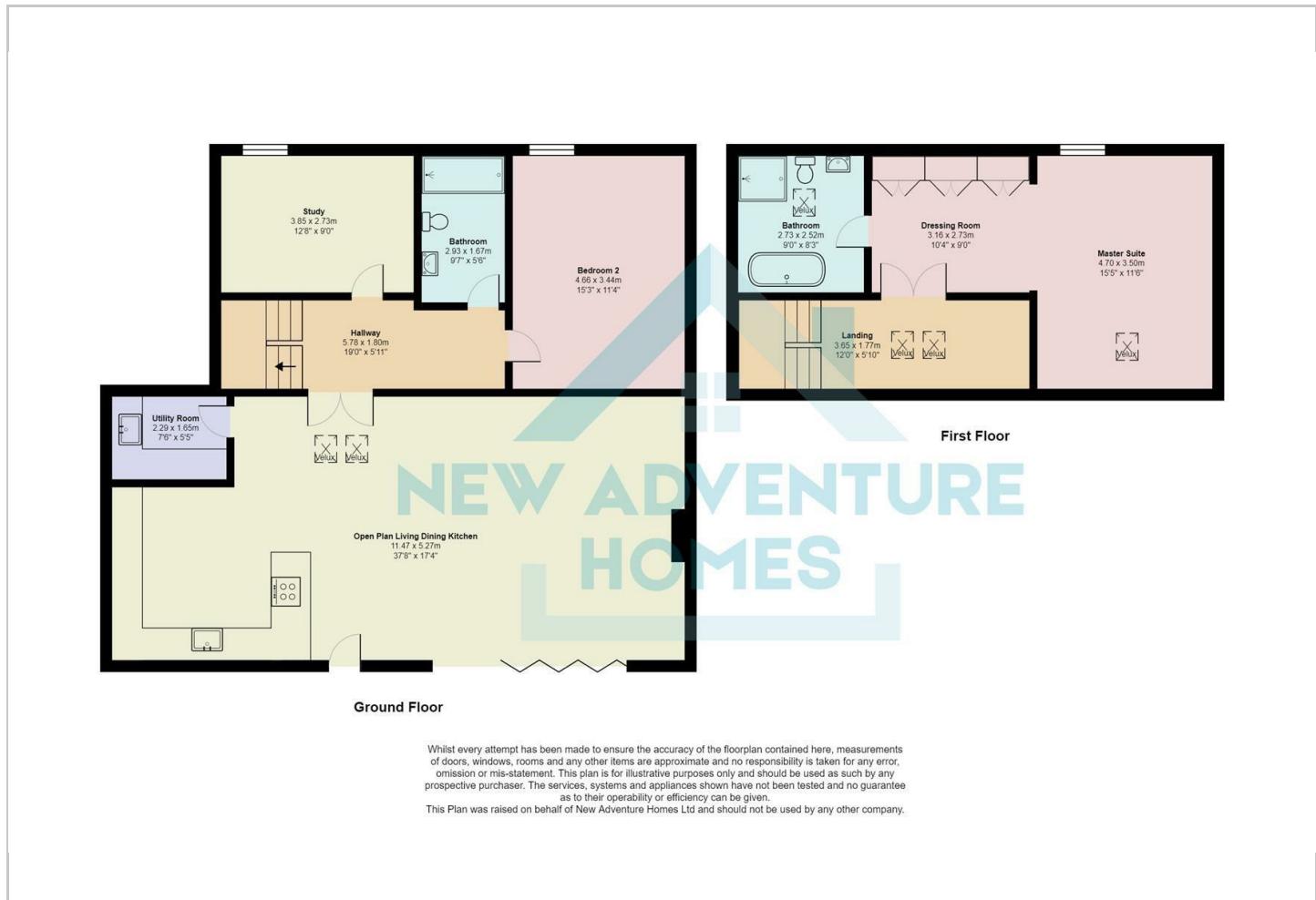
Hybrid Map



Terrain Map



Floor Plan



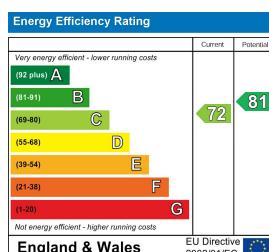
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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