



The Loft  
Tarporley | Cheshire



# The Loft

Walkers Lane, Tarporley  
Cheshire, CW6 0DQ

A charming 2-bedroom barn conversion available to rent in a semi-rural position on the fringes of Tarporley, Cheshire.

- 2-bedroom barn conversion
- Fitted kitchen & large living room
- Master bedroom with en-suite & walk in wardrobe
- Double bedroom & separate shower room
- Rear enclosed courtyard
- Walking distance of Tarporley High Street
- Off road parking for two cars
- Pets considered

## Approximate distance in miles:

Tarporley High Street 0.5m | Nantwich 12m

Northwich 11m | Chester 12m

Liverpool 33m | Manchester 38m

## Description

The Loft is a delightful 2-bedroom cottage, which is part of a small barn conversion development, positioned between the two other properties on the site. The barn conversion has its own private parking area for two cars and a small courtyard to the rear.



The front door leads into the living room having tiled floor which continues through to the kitchen. The living room has a central fireplace with electric fire and double patio doors which lead off to the rear courtyard. The kitchen is modern in design, having an integrated oven and electric four ring hob with fitted base and wall mounted units, there is also space for a washing machine. There is an under stairs store where the central heating oil fired boiler is housed.

Stairs from the kitchen lead up to the first-floor area where there are two bedrooms. The upstairs is carpeted throughout. The master bedroom is large with a walk-in wardrobe and an en-suite bathroom with a bath and shower over, French windows to the rear and circular window to the front elevation. The second bedroom is again of a good size and is serviced by a shower room off the landing.

The rear courtyard is fully enclosed with a rear access gate and houses the oil storage tank.

## Services

Mains electricity (sub-metered from the main supply and invoiced by Landlord's agents)

Mains water connected

Private drainage via Septic Tank

Oil Fired Central Heating

EPC – D (58/79)

## Local Authority

Council Tax: Band A

Cheshire West & Chester

[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)



## Directions

From Chester follow the A51 towards Nantwich. At the Red Fox Traffic lights (A49 turn off) turn left onto Brook Road, sign posted Eaton. After a few hundred yards bear left onto Bowmere Road into Tarporley. After a further few hundred yards turn right onto Walkers Lane. The property is on the right-hand side at the end of Walkers Lane.

## Terms and Conditions

Term – an initial 12 month agreement available

Rent - £1,050.00 per calendar month to be paid monthly in advance (excluding utilities)

Deposit - £1,210.00 (equal to five weeks rent) payable upon the signing of the agreement

Holding Deposit - a holding deposit equal to one week's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act towards the first month's rent on occupying the property.



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