



Brookdale Cottages

CLOTTON, TARPORLEY

LegatOwen
RESIDENTIAL

Brookdale Cottages

CLOTTON, TARPORLEY



A charming 3-bedroom semi-detached cottage with an abundance of character, located in the popular hamlet of Clotton within close proximity to the villages of Tarporley and Kelsall.



FEATURES

- Delightful semi-detached cottage
- Stunning countryside location
- Cosy living room with wood burner
- Enclosed low maintenance garden
- Beautifully exposed beams throughout
- Garage and external store
- Close to Tarporley, Kelsall and Tarvin



DESCRIPTION

This delightful and deceptively spacious three-bedroom cottage comprises a spacious fitted kitchen with integrated appliances, separate utility room with brand new gas combination boiler, downstairs cloakroom and an open plan living/dining room with French patio doors leading to the rear garden, feature brick fireplace, wood burning stove, and exposed character beams throughout. Upstairs, the cottage has three bedrooms with the principal bedroom benefiting from a separate dressing room and en-suite shower room. There is also a family bathroom with a bath and shower over.

Externally, there is a stone flagged driveway at the front for ample parking and a single garage and storeroom. To the side there is a fully enclosed and private lawned garden.

SITUATION

Clotton is a highly desirable hamlet and extremely close to popular surrounding Cheshire villages including Tarporley (2 miles), Kelsall (3 miles) and Tavin (3 miles.) The city of Chester is located only 9 miles away with its rich heritage and buzzing social scene. Chester railway station offers direct services to Liverpool, Manchester, and London. There are also two international airports located within a 45-minute drive: Liverpool John Lennon Airport and Manchester Airport.

The cottage is within easy access to vast local footpaths and the renowned Sandstone Trail and Delamere Forest. There are a range of popular local pubs in the area, Duddon Primary School is located less than a mile away, and Tarporley High School which has an outstanding Ofsted rating can be reached in under 10 minutes.





TENURE

Freehold

COUNCIL TAX

Band C

METHOD OF SALE

Private Treaty

SERVICES

Mains gas, electric and water are connected. There is a shared septic tank drainage with the neighbouring property

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLAN

2 Brookdale Cottages, Clotton Common, Clotton, Tarporley, Cheshire

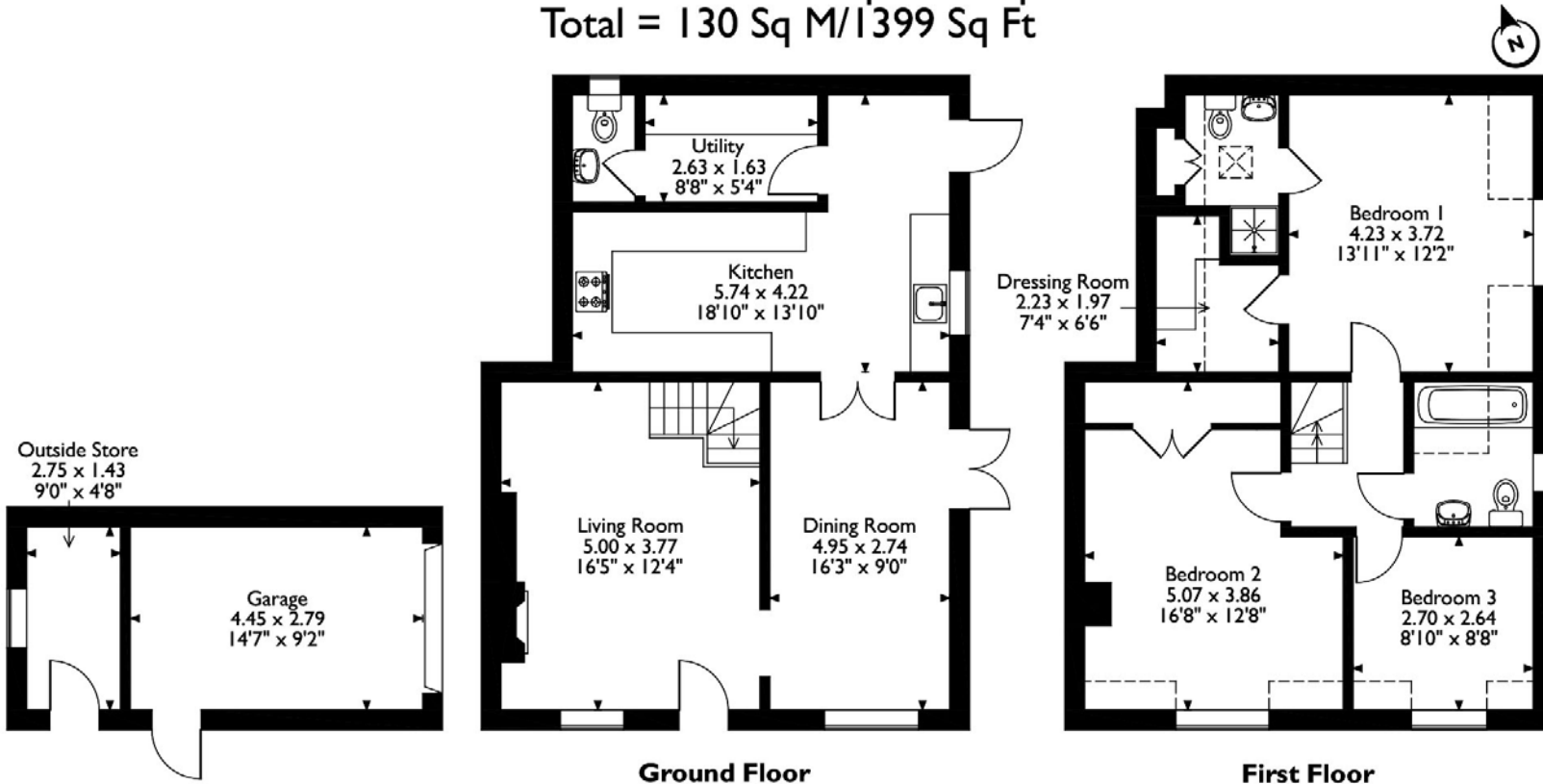
Approximate Gross Internal Area

Main House = 114 Sq M/1227 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Outside Store = 4 Sq M/43 Sq Ft

Total = 130 Sq M/1399 Sq Ft



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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