



8 FLACCA COURT
TATTENHALL, NR CHESTER

JACKSON-STOPS 

**8 FLACCA COURT, FIELD LANE, TATTENHALL,
NR CHESTER, CHESHIRE, CH3 9PW**

APPROXIMATE GROSS INTERNAL AREA: 1,177 SQ FT / 109.33 SQ M

A HANDSOME TOWN HOUSE FORMING
PART OF AN ATTRACTIVE DEVELOPMENT
OVERLOOKING THE CRICKET GROUND AND
WITHIN WALKING DISTANCE OF THE VILLAGE



DISTANCES

TARPORLEY - 8 MILES
CHESTER - 10 MILES
NANTWICH - 15 MILES
WHITCHURCH - 13 MILES
LIVERPOOL - 38 MILES
MANCHESTER - 57 MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION

- Entrance Hall
- Cloaks/Shower Room
- Sitting Room
- Dining Room
- Sun Room
- Kitchen
- 2 Double Bedrooms (1 en-suite)
- Bathroom

OUTSIDE

- Integral garage, covered veranda to rear & paved patio
- Front aspect overlooking the cricket ground
- Access to Bowling Green
- Communal gardens & grounds

FEATURES

- Minimum age profile of 55 years;
- Resident site manager
- Tunstall alarm service
- Insurance & external buildings maintenance
- Garden maintenance
- Laundry facility
- Parking & Guest Suite for visitors



INTRODUCTORY NOTE

8 Flacca Court forms part of an award winning purpose built development of retirement properties completed by English Courtyard Developments in 1996. This exclusive development of just 20 units comprises a mixture of town houses and apartments and in architectural terms has much to commend it being built in an attractive mellow brick with dressed stone detailing and deep decorative barge boards beneath a shallow slate roof with cupolas and weather vane.

LOCATION

Flacca Court is conveniently situated immediately behind the village which is within walking distance via a back gate which is exclusive to Flacca Court residents. The adjoining Flacca Field is home to the village cricket team and tennis & croquet clubs whilst the village bowling-green is immediately behind Flacca Court.

Tattenhall village with its attractive High Street offers a comprehensive range of services including a general store, post office, coffee shop, chemist, doctor's surgery, church, pubs and

restaurants. For more comprehensive services the village is 10 miles from the historic city of Chester with many high street retailers and out of town retail parks. On the recreational front the Barbour Institute is a busy venue hosting many clubs and societies and the village has a thriving selection of sports clubs offering football, cricket, tennis, squash, croquet, bowls and a gym. There are several golf courses locally at Carden Park, Aldersey Green and Waverton. The village is also close to the Sandstone Trail with scenic walks through the Beeston and Peckforton foothills.

COMMUNICATIONS

The area is extremely accessible for all areas of commerce throughout the North West. To the north beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. To the south the A41 connects with the M54 motorway allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester international airports are 28 and 33 miles respectively and travel to London is available via Chester station which is 10 miles distant providing a sub 2 hour rail service to Euston.

DESCRIPTION

8 Flacca Court forms part of an attractive terrace with communal gardens to the front and an open aspect across the cricket ground with views towards Bolesworth Castle and the adjoining hills. It is an end of terrace town house occupying a prominent position to the extreme right of the central driftway with weather vane. It is south east facing and constructed of brick with dressed stone quoins and stone sills & lintels below a slate roof. The accommodation which has been well-maintained is arranged over 2 floors extending to 1,177 sq ft. It has the benefit of a relatively new kitchen, upgraded shower room & bathroom, UPVC double glazed windows and an EPC rating of D.

A panelled front door beneath a storm porch opens into the hall against the stairs with storage below. At the back of the hall is a shower/wet room with tiled floor containing a tiled shower cubicle with glazed door, hand basin with cupboards below, shaver point, low flush w.c., Dimplex wall heater, heated towel rail and storage cupboard. From the hall access is gained into an extremely generous and well-proportioned sitting room overlooking the cricket ground with a south east

aspect taking advantage of the morning and afternoon sun. The sitting room has a moulded ceiling cornice, wiring for wall lights and an ornamental fireplace with electric fire. From the sitting room glazed doors open into the dining room which has a moulded ceiling cornice and serving hatch to the kitchen. Beyond the dining room glazed double doors connect to a sun room with tiled floor and French windows opening to the garden patio which takes advantage of the afternoon and early evening sun. From the sun room an internal door provides access to a single garage with concrete floor, shelving, storage and an electric roller shutter door accessing the communal courtyard and parking area. The kitchen which was replaced a few years ago contains fitted wall & base units with cream fronted cupboards & drawers beneath laminated work services incorporating a stainless steel sink unit with drainer & mixer tap. The kitchen appliances include a Neff oven & hob with extractor above and an integrated Neff fridge with freezer. The kitchen has plumbing for a washing machine & dishwasher, serving hatch, wiring for spot lights, laminated floor and back door to a covered veranda. The stairs to the first floor currently accommodate a stair lift leading to the first floor landing with built-in airing cupboard housing a hot water cylinder and from the landing access can also be gained into the loft space via a folding ladder. Bedroom 2 is a double room currently used as a study with a moulded ceiling cornice, television & telephone points and a built-in bank of triple wardrobes incorporating shelving & hanging rail. Bedroom 1 is a double room overlooking the bowling green with moulded ceiling cornice and bank of four built-in wardrobes with shelving & hanging rail. Bedroom 1 is en-suite to the main bathroom which is also accessed from the landing. The bathroom has a panelled bath with shower fitting, corner cupboard, hand basin, low flush w.c., fitted mirror with light, built-in cupboards, tiled walls, Dimplex wall heater, heated towel rail, decorative ceiling cornice and laminated floor.





OUTSIDE

In addition to use of the communal gardens directly to the front of the property, 8 Flacca Court owns a patio garden to the rear with shrub borders containing choisya, laurel, rose, skimmia and camellia. From the patio garden a gateway leads to a landscaped communal garden containing flowerbeds, shrub borders, sitting area and water feature. 8 Flacca Court is also one of the few properties that has the benefit of an integral garage accessed via an electric roller shutter door. In addition to the garaging there is additional visitor parking adjacent to the guest suite.

PROPERTY INFORMATION

Address: 8 Flacca Court, Field Lane, Tattenhall, Nr Chester, Cheshire, CH3 9PW

Tenure: The property is held on a 150 year lease commencing in 1996 with 120 years unexpired.

Services: Mains Water, Electricity and Drainage. Telephone line and Broadband connections.

Third Party Rights: The property is subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Cheshire West & Chester Council - T: 0300 123 8123

Council Tax: Band F - £3,482.09 payable 2025/26 for 2 occupants with a 25% discount for single occupants.

Outgoings: There is no ground rent payable but there is a service charge of circa £7,800 which includes Tunstall Alarm Service, external buildings maintenance, buildings insurance, water rates and communal garden maintenance.

Town & Country Planning: Occupancy of the property is subject to a minimum age profile of 55 years.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues,

carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via the Chester office of Jackson-Stops - T: 01244 328 361

DIRECTIONS

The postcode is CH3 9PW and from Chester proceed along the A41 Whitchurch Road and after approximately 7 miles turn left signposted Tattenhall. Travel into the village and on the High Street turn left passing the Sportsmans Arms. Having travelled for a short distance turn right into Field Lane and No 8 forms part of the row of town houses overlooking the cricket ground being the end property to the right of the central driftway.



8 FLACCA COURT

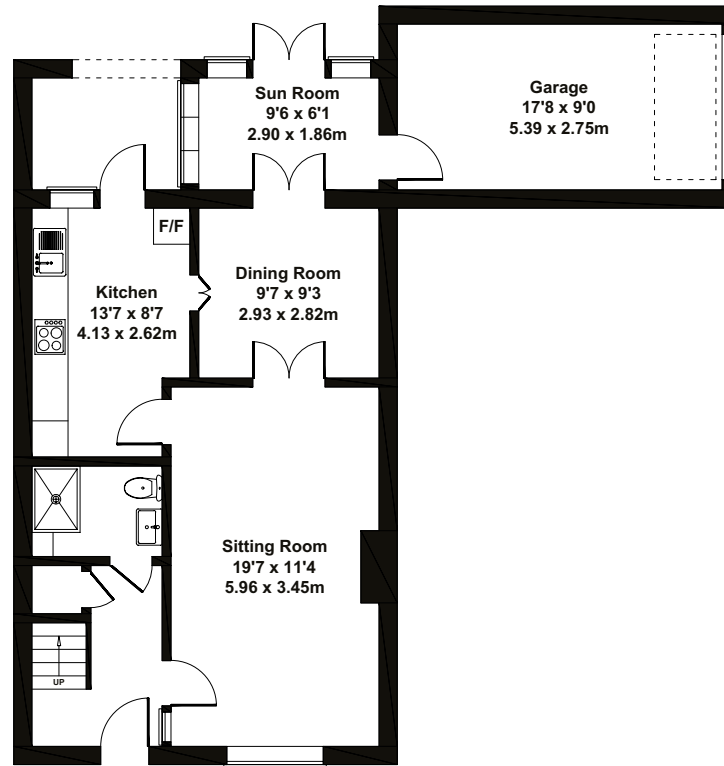
APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 1,177 SQ FT / 109.33 SQ M

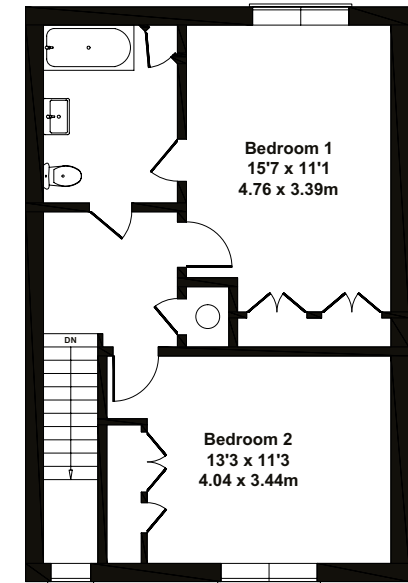
GARAGE = 160 SQ FT / 14.82 SQ M

TOTAL = 1,337 SQ FT / 124.15 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



First Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.





CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk

