



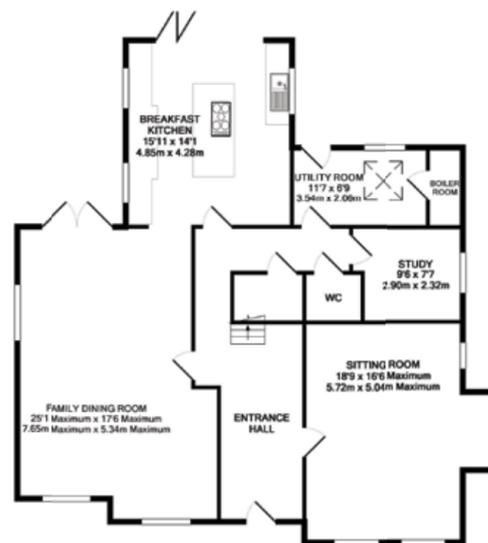
Kelsall



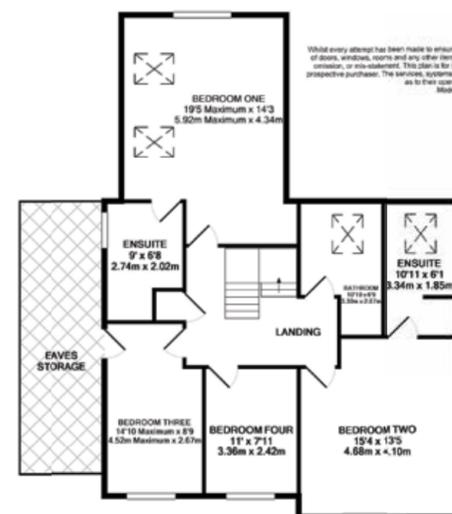
HINCHLIFFE  
HOLMES

INDEPENDENT ESTATE AGENTS

£850,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with AutoCAD 2019

TARPORLEY

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NORTHWICH

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Floor Plans

(Not to scale)

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*Situated in a superb and quiet village location, an executive and high quality BRAND NEW detached family house, positioned on approximately 0.3 of an acre, built to exacting standards with superb flexible accommodation and outstanding specifications throughout. Beautifully landscaped private gardens, electric gated entrance opening onto driveway providing off road parking for several vehicles, outbuildings and detached double garage.*

# Hillcrest

Old Coach Road, Kelsall CW6 0RA

 3 Reception Rooms

 4 Bedrooms

 3 Bathrooms

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## LOCATION

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning and Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig. For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'.

In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

## DIRECTIONS

From Tarporley proceed out of the village in the direction of Chester taking a right turn onto Utkinton Road. Continue along for several miles passing the Rose Farm Shop on the right hand side and continue until reaching a junction with the Willington Hall Hotel immediately in front of you. Turn right onto Willington Lane and proceed. Follow the road until the t-junction and turn right onto Church Street. At the crossroads proceed straight over and then turn right onto Old Coach Road where the property can be found on the left hand side clearly identified by a Hinchliffe Holmes For Sale Board.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.



## GROUND FLOOR

The property is approached via a Porch and solid door opening into:-

**Entrance Hall 7.16m (23'6) Max x 2.84m (9'4) Max**

Wood effect tiled floor with underfloor heating leading to solid Oak floor and understairs storage.

**Separate WC 1.47m (4'10) x 1.28m (4'2)**

Wood effect tiled floor with underfloor heating, low level WC, vanity wash basin with mixer tap and inset downlighters.

**Sitting Room 5.72m (18'9) x 5.03m (16'6) Max**

Oak flooring with underfloor heating, exposed brick inglenook fireplace with feature herringbone brickwork and inset wood burning stove on slate hearth and Oak surround, windows to front and side and wall light points.

**Study 2.9m (9'6) x 2.31m (7'7)**

Wood effect tiled floor with underfloor heating and window to side.

**Breakfast Kitchen 4.85m (15'11) x 4.29m (14'1)**

Fitted with a range of wall, base and floor to ceiling units comprising cupboards and drawers, base units with natural stone work surfaces over and splashback, inset single bowl stainless steel sink unit with mixer tap, built-in oven, combi microwave oven, plate warmer, built-in floor to ceiling fridge and freezer, built-in pantry cupboard, built-in dishwasher, central island comprising cupboards with natural stone work surface over and breakfast bar with inset four ring induction hob and extractor over, inset downlighters, windows to sides, bi-folding doors to rear and wood effect tiled floor with underfloor heating. Opening into:-

**Family Dining Room 7.65m (25'1) Max x 5.33m (17'6) Max**

Also accessed via Entrance Hall. Wood effect tiled floor with underfloor heating, windows to front and side and double doors to rear.

**Utility/Laundry Room 3.53m (11'7) x 2.06m (6'9)**

Wood effect tiled floor with underfloor heating, fitted with a range of base units comprising cupboards, base units with natural stone work surface over and splashback, inset stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine and separate dryer, window to rear, Velux window to rear, door to rear and inset downlighters.

Door leading to:-

**Boiler Cupboard**

Boiler, pressurised hot water system and underfloor heating manifolds.

## FIRST FLOOR

**Landing**

Oak balustrade with inset glass, Velux window to rear, airing cupboard and inset downlighters.

**Bedroom One 5.92m (19'5) Max x 4.34m (14'3)**

Windows to rear, Velux windows to sides, inset downlighters and radiator.

**En-suite Shower Room 2.74m (9') x 2.03m (6'8)**

Tiled floor, fully tiled walls, low level WC, vanity wash basin with mixer tap, walk-in double shower with drencher head over and separate wall mounted shower head attachment, inset downlighters, lighted mirror, window to side and wall mounted heated towel rail.

**Bedroom Two 4.67m (15'4) x 4.09m (13'5)**

Windows to front, inset downlighters and radiator.

**En-suite Shower Room 3.33m (10'11) x 1.85m (6'1)**

Tiled floor, fully tiled walls, low level WC, vanity wash basin with mixer tap, shower unit with wall mounted shower head over, Velux window to rear, inset downlighters and wall mounted heated towel rail.



**Bedroom Three 4.52m (14'10) Max x 2.67m (8'9)**

Windows to front, inset downlighters, access to eaves storage and radiator.

**Bedroom Four 3.35m (11') x 2.41m (7'11)**

Windows to front, inset downlighters and radiator.

**Family Bathroom 3.3m (10'10) x 2.06m (6'9)**

Tiled floor, fully tiled walls, low level WC, vanity wash basin with mixer tap, free standing bath with mixer tap, shower unit with wall mounted shower head over, inset downlighters, Velux window to rear, wall mounted heated towel rail and feature lighting.

## OUTSIDE

### Gardens

To the rear there is an Indian Stone paved sitting area ideal for outside entertainment which steps up to a further large Indian stone paved sitting area with circular feature lawn area and two further tiers of garden which are mainly laid to lawn with fenced boundaries creating privacy.

To the right of the property there is a gated entrance which opens onto a slate driveway proving off road parking.

The garden to the front is mainly laid to lawn with raised borders and hedged boundaries.

An Indian stone paved pathway leads to Porch and front door.

To the left of the property a double electric gated entrance opens onto a block paved driveway providing off road parking for several vehicles and leads to Detached Double Garage.

**Garden Store (Stone Built) 3.41m (11'2) x 2.77m (9'1)**

Door to front, light, power and window to side.

**Workshop (Stone Built) 3.05m (10'0) x 2.95m (9'8)**

Window and door to front, light and power.

**Detached Double Garage 6.7m (22') x 5.7m (18'8)**

Electric up and over doors, pedestrian door and window to side, light and power.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (Not Tested)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester.

## POSTCODE

CW6 0RA

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.