



Set in stunning gardens, having ample off-road parking and located in arguably Kelsall's best residential road - a handsome period house combining original period detail with a tasteful contemporary specification.

DESCRIPTION

This fabulous period residence stands in stunning gardens and is located within strolling distance of Kelsall village centre. The property has been tastefully modernised and enhanced through the years and today provides a first class family home that offers very flexible accommodation.

The accommodation opens with an entrance porch which in turn opens into an elegant entrance hall with feature staircase. Either side of the entrance hall are two reception rooms both with fireplaces. The living room has the benefit of a wood burning stove. Both rooms have delightful aspects over the front garden. The dining kitchen is of an excellent size with ample space within it for table and chairs. Beyond the dining kitchen and concluding the ground floor accommodation is the utility room and cloakroom. Also, on the ground floor level with access through its own door is a self contained studio bedroom with en-suite shower room and kitchenette.

At first floor level the accommodation continues to impress. Worthy of particular attention is the principal bedroom suite described in these details as bedroom 1. The room is of substantial proportion and has dual aspect light. Stairs from the bedroom lead down to a highly unusual ensuite shower room. The unusual aspect is the size of the room which is so large that it can also incorporate a dressing area and seating.

Two further bedrooms are both of good double proportion and the family bathroom of impressive design.

Externally there is to the rear of the house a very impressive driveway that provides ample off-road parking for a multitude of vehicles. The principal area of garden is an absolute delight containing an abundance of mature trees, expanses of lawn and beautifully stocked beds and borders. It has the benefit of excellent levels of seclusion and privacy and is a paradise for those with children. There is also attractive patio and terrace areas ideal for alfresco dining. Also worthy of note is that the current vendor has created a specific dog run with kennel and wood store.

Combining many elements of quality and ideally suited for both growing families and those wishing to downsize - an early viewing is strongly recommended.



LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding, included within this category is Delamere Academy, which has recently acclaimed as being one of the top ten non fee paying UK primary schools.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area.

Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller.



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, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester Manchester or Liverpool to 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.

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 the outstanding 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'. There are many excellent golf clubs within short travelling distance.

ENTRANCE VESTIBULE

ENTRANCE HALL

LIVING ROOM

13' 11" x 13' 1" (4.24m x 3.99m)

SITTING ROOM

13' 11" x 11' 11" (4.24m x 3.63m)

DINING KITCHEN

11' 11" x 19' 7" (3.63m x 5.97m)

UTILITY ROOM

CLOAKROOM

BEDROOM 1

13' 11" x 11' 11" (4.24m x 3.63m)

EN SUITE SHOWER ROOM

13' 11" x 12' 2" (4.24m x 3.71m)

BEDROOM 2

13' 11" x 13' 1" (4.24m x 3.99m)

BEDROOM 3

11' 11" x 10' 10" (3.63m x 3.3m)





BATHROOM

EXTERNAL

DOUBLE GARAGE

WORKSHOP

KENNEL/DOG RUN

WOODSTORE

SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We believe the property to be freehold.

VIEWING

By appointment with the agents Tarporley office.

ROUTE

From the Agents Tarporley office continue along the High Street in the direction of Chester until taking a right hand turn into Utkinton Road. Continue along Utkinton Road passing the road farm shop on the right hand side then through Willington Village and ultimately into Kelsall. At Willington Road's T-junction with Church Street take a right hand turn passing the butchers on the left until reaching a crossroads continue straight across until reaching Church Street North which then after taking a right hand turn becomes Old Coach Road. Continue for a short distance along Old Coach Road whereupon the property can be found on the right hand side.







Total area: approx. 169.0 sq. metres (1819.4 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

10 Old Coach Road, Kelsall

Energy Performance Certificate

10, Old Coach Road, Kelsall, TARPORLEY, CW6 0DU

Dwelling type: Detached house Reference number: 0060-2850-7164-9221-3691
 Date of assessment: 20 June 2019 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 27 June 2019 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,027
Over 3 years you could save	£ 345

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	
Heating	£ 2,415 over 3 years	£ 2,067 over 3 years	
Hot Water	£ 315 over 3 years	£ 318 over 3 years	
Totals	£ 3,027	£ 2,682	You could save £ 345 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£950 - £1,500	£ 135
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 213
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 982

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergysaving.co.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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