



Set in mature gardens and grounds this detached family house is positioned in the popular rural residential village of Kelsall occupying a quiet location and offering 3/4 bedroom accommodation.

DESCRIPTION

This detached family home provides purchasers with an excellent opportunity to acquire a property which provides three/four bedroom accommodation with the added benefit of being able to further modernise and improve to suit their own individual requirements and specification.

The property opens with a large and airy entrance hall that provides access to the cloakroom, lounge, dining room and fully fitted kitchen. At first floor there are three good sized bedrooms and a further small room which is currently utilised as a box room/study and bathroom.

Externally there is ample off road parking, a detached garage and mature gardens to front and rear noticeable for their privacy, seclusion, maturity and establishment.

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.

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. Worthy of particular attention is that in recent times Brunning & Price have completed their purchase and 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 and there is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.



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 to 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 – 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.

The accommodation comprises:-

ENTRANCE PORCH

UPVC glazed double door into enclosed porch with tiled floor. Entrance door with glazed surround into:

L-SHAPED ENTRANCE HALL

Large and airy entrance hall with staircase rising to first floor, window to side aspect, picture rail, radiator, door into storage cupboard, smoke alarm and door into:

CLOAKROOM

5' 0" x 4' 3" (1.526m x 1.297m) max Comprising WC and wall mounted wash hand basin with tiled surround, obscure glazed window to side aspect, alarm box and radiator.

LOUNGE

14' 10" x 13' 10" (4.527m x 4.238m) max Large bay window to front aspect, two windows to side aspect, open fireplace with stone surround and hearth, picture rail. 'Center' wall mounted thermostat, television point, two radiators.

DINING ROOM

13' 11" x 11' 11" (4.245m x 3.639m) Patio door to rear aspect leading onto the patio, large window to side aspect, picture rail and radiator.

KITCHEN

13' 10" x 10' 7" (4.233m x 3.251m) An extensive range of base units with matching eye level wall cupboards, stainless steel sink with double drainer and mixer tap, tiled splashback, large window to rear and side aspect, space for fridge/freezer and cooker, space and plumbing for washing machine, 'Worcester' oil fired central heating boiler installed in 2018. Radiator.

REAR HALL

Accessed from the Entrance Hall, steps down to exterior door.





FIRST FLOOR

IRREGULAR SHAPED LANDING

Window to side aspect, smoke alarm, picture rail and radiator.

BEDROOM 1 (FRONT)

15' 6" x 13' 11" (4.748m x 4.254m)max Large bay window to front, two windows to side aspect, range of fitted bedroom furniture including triple wardrobe, bedside tables and vanity bench, picture rail and radiator.

BEDROOM 2 (REAR)

14' 0" x 12' 0" (4.269m x 3.664m)max Large window to rear and side aspect, fitted double wardrobe, picture rail, pedestal wash hand basin with mirror above and radiator.

BEDROOM 3 (SIDE)

11' 1" x 7' 6" (3.383m x 2.287m) Window to side aspect, picture rail and radiator.

BOX ROOM/STUDY (FRONT)

8' 9" x 6' 0" (2.673m x 1.836m) Window to front aspect, picture rail, access to loft and radiator.

BATHROOM

7' 5" x 6' 10" (2.267m x 2.106m) Comprising panelled bath with mains shower over, pedestal wash hand basin, fully tiled walls, extractor fan, large obscure glazed window to rear, airing cupboard with foam insulated immersion tank and cupboard above.

SEPARATE WC

WC and obscure glazed window to rear.

SINGLE GARAGE

23' 9" x 9' 0" (7.243m x 2.754m) Brick elevations beneath a pitched tiled roof, up and over door leading on to concrete flooring, window to side and rear aspect and personal door to the rear.

GARDEN

The property is approached over a concrete and gravel driveway leading to a parking area to the immediate front elevation providing parking for a number of vehicles. Bordering the driveway is an expanse of lawn containing established borders with mature shrubs and trees and incorporating the newly installed oil tank.



To the rear there is a beautifully maintained and mature garden and offers a large expanse of lawn with feature borders and mature shrubs together with a flagged patio area to the immediate rear elevation, all enclosed by a mature holly and hawthorn hedge. A concrete path leads around the side of the property to the front.

SERVICES

Mains water, drainage and electricity connected. Oil fired central heating. We have been informed that mains gas is connected to the property.

TENURE

We believe the property is freehold tenure.

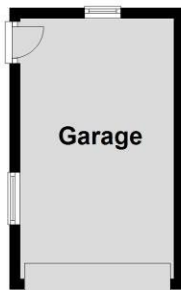
VIEWING

By appointment with the Agents Tarporley Office.

DIRECTIONS

From the Agents' Tarporley office proceed in the direction of Chester and having passed Forest Road on the right hand side, take the next right into Utkinton Road. Proceed along through the village of Utkinton until reaching a 'T' Junction. At the 'T' junction (with the Willington Hall Hotel immediately in front of you) turn right. Proceed along this road towards the centre of Kelsall village until reaching a further 'T' Junction and turn right on to Church Street. Proceed up Church Street passing the Doctors surgery on the right and the vets surgery and butcher's shop on the left. At the crossroads, continue straight on (Church Street North) and then bear right on to the continuation that is Old Coach Road. Continue further up Old Coach Road and take the left hand turn into Brooms Lane, proceed along Brooms Lane and the property will be found clearly identified by a Wright Marshall for sale board.

Ground Floor
Approx. 66.5 sq. metres (716.2 sq. feet)



First Floor
Approx. 66.2 sq. metres (712.4 sq. feet)



Total area: approx. 132.7 sq. metres (1428.6 sq. feet)

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

7 Broom Lane, Kelsall



Energy Performance Certificate 

7, Brooms Lane, Kelsall, TARPORLEY, CW6 0QN
 Dwelling type: Detached house Reference number: 8341-7521-6320-2641-8902
 Date of assessment: 09 September 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 September 2019 Total floor area: 125 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

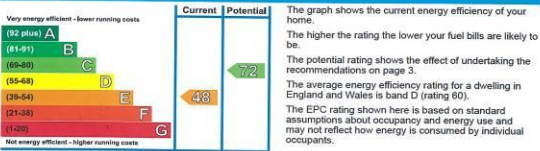
Estimated energy costs of dwelling for 3 years:	£ 4,020
Over 3 years you could save	£ 1,281

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 249 over 3 years	
Heating	£ 3,174 over 3 years	£ 2,217 over 3 years	
Hot Water	£ 444 over 3 years	£ 273 over 3 years	
Totals	£ 4,020	£ 2,739	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 783
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
3 Low energy lighting for all fixed outlets	£40	£ 129

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.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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