



WELFORD COTTAGE, 92 OLD COACH ROAD, KELSALL, CW6 0RA



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Welford Cottage,

92 Old Coach Road, Kelsall, CW6 0RA

A well proportioned and versatile four bedroom detached family home occupying excellent large plot in a popular location within strolling distance of the centre of Kelsall





Welford Cottage is an excellent family home which occupies a substantial plot positioned between Old Coach Road and Chester Road. The property looks over and faces on to Chester Road it is actually accessed from the rear off Old Coach Road, hence its address. The house is positioned towards the centre of the plot with gardens surrounding the property with ample parking as well as a detached garage.

The accommodation opens with an entrance vestibule which in turn opens up into the entrance hall. From here access can be granted into three of the principal ground floor living rooms. To the left is a kitchen which has recently been refitted and offers high quality fixtures and fittings throughout. To the alternative side of the entrance hall is the dining room that provides further ample and versatile space and in turn has double doors that open into the conservatory to the rear. The living room is positioned to the rear of the property with an excellent bay window overlooking the larger part of the garden. The fireplace is the focal point of this room with a woodburning stove. From the living room access can be granted into the hallway which opens up into the sun

lounge/garden room which again has excellent views over the garden to the rear. The hallway also provides access to the first floor as well as a door into the rear hall which opens up into the cloakroom and utility.

At first floor level the accommodation continues to impress with four well proportioned bedrooms and an attractive family bathroom.

Externally there is a detached garage and store which provides excellent storage space as well as a large driveway with ample parking for up to four vehicles. The plot surrounds the property which is potentially laid to lawn but with an area of decking positioned just off the conservatory as well as further storage areas surrounding the garage which purchasers may utilise within the outdoor space. The plot is defined by mature trees and hedges as well as some parts of fencing and the plot is of an impressive scale particularly considering the property's village location.



Subject to the correct planning consents potential purchasers may wish to consider this a building plot for either a knock down and replacement with one if not more dwellings. Prospective purchasers wishing to pursue this matter would need to satisfy their planning requirements and please call Jonathan Spencer at the Tarporley office should you wish to find out further information about this.

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, ladies hairdresser 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. This outstanding public house/restaurant has already been met with wide acclaim and is worthy of inspection. 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 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

ENTRANCE VESTIBULE

6' 1" x 3' 8" (1.85m x 1.12m) Front and side aspect timber framed windows. Side aspect timber framed glass panelled door with quarry tiled floor leading out to the storm porch. Wall mounted light fitting. Obscured glass panelled timber framed door leading to the hall/sitting room.

ENTRANCE HALL

11' 1" x 8' 6" (3.38m x 2.59m) Front aspect timber framed window. Single panel radiator. Ceiling mounted light fitting. Doors to dining room, kitchen and living room.



KITCHEN

14' 2" x 12' 2" (4.32m x 3.71 m) Front aspect timber framed window. Fitted with a range of wall and floor mounted kitchen units with an edged preparation surface and woodblock breakfast bar. One and half bowl Franke sink with mixer tap. Single Neff electric oven with four ring hob and multispeed extractor hood above. Integrated dishwasher. Integrated fridge. Integrated freezer. Rayburn Nouvelle stove which incorporates the central heating system. Ceiling mounted light fitting. Glass fronted display cabinets.

LIVING ROOM

18' 3" x 11' 3" (5.56m x 3.43m) Measurements into the bay. Rear aspect timber framed bay double glazed window. Single panel radiator. Two wall mounted light fitting. Picture rail. Timber floor. Exposed wall timbers. Woodwarm woodburning stove set in a brick surround and stone mantle. Doors to inner hall and dining room.

DINING ROOM

14' 2" x 12' 6" (4.32m x 3.81 m) Front and side aspect timber framed windows. Rear aspect timber framed double doors opening onto the conservatory. Exposed ceiling and wall timbers. Four wall mounted light fittings. Double panel radiator. Door to hall and door to conservatory.





CONSERVATORY

17' 4" x 13' 9" (5.28m x 4.19m) UPVC conservatory unit with wood block floor. Two wall mounted light fittings. Side aspect UPVC double glazed double doors opening onto an area of decking.

HALLWAY

10' 9" x 6' 2" (3.28m x 1.88m) Maximum measurements. Wall mounted single panel radiator. Door to sun lounge. Tiled floor. Front and side aspect timber windows. Wall mounted light fitting. Ceiling mounted light fitting.

SUN LOUNGE/GARDEN ROOM

Positioned to the rear of the property overlooking the garden with rear aspect window and side aspect door.

REAR HALL/CLOAKROOM

A substantial understairs storage, double doors, wall mounted light fitting and Energy supply currently housing a freezer. Doors to utility and cloakroom.

UTILITY

8' 5" x 6' 1" (2.57m x 1.85m) Front aspect timber framed window. Side aspect obscured glass timber framed door. Fitted with a range of floor mounted units with space for washing machine and dryer. Tiled preparation surface. Single stainless steel sink with drainer unit and taps. Fitted larder style cupboard. Tiled floor. Ceiling mounted light fitting.

CLOAKROOM

6' 5" x 2' 7" (1.96m x 0.79m) Rear aspect timber framed obscured glass panel window. Low level WC with handle flush. Vanity unit with wash hand basin and tiled splashbacks. Wall mounted light fitting. Exposed ceiling timbers.



FIRST FLOOR

HALF LANDING

6' 3" x 2' 11" (1.91m x 0.89m) Ceiling mounted light fitting. Rear aspect window. Door to the bathroom.

BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m) Side aspect timber framed obscured glass panelled window. Rear aspect circular obscured glass panelled window. Panelled bath with taps and electric shower fitting. Wall mounted wash hand basin with mixer tap. Low level WC with push button flush. Partially tiled walls. Fitted storage. Ladder style radiator.

LANDING

13' 7" x 8' 3" (4.14m x 2.51m) Maximum measurements. Ceiling mounted light fitting. Doors to four bedrooms.

BEDROOM ONE

14' 3" x 11' 7" (4.34m x 3.53m) Front aspect timber framed double glazed window. Double panel radiator. Two ceiling mounted light fittings.

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m) Rear aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting. Exposed timber flooring.

BEDROOM THREE

12' 2" x 11' 9" (3.71m x 3.58m) Side aspect UPVC double glazed window. Front aspect timber framed window. Fitted wardrobe furniture. Ceiling mounted light fitting. Double panel radiator.

BEDROOM FOUR

10' 5" x 7' 5" (3.18m x 2.26m) Front aspect timber framed double glazed window. Double panel radiator. Fitted wardrobe furniture. Ceiling mounted light fitting.



EXTERNAL

The property is accessed via a tarmac driveway which is initially shared and then comes under the ownership of the cottage providing ample parking for several vehicles with a front slightly elevated garden and further gardens enclosed by a gate to the front with boundaries being defined by tall trees and hedges and panelled fencing. There is an area of laid patio flanked the front and side of the house providing distinct seating areas with attractive sandstone features as well as an area of decking positioned just off the conservatory enjoying wonderful private views over the rear garden.

The rear garden is an impressive scale, predominantly laid to lawn with mature trees and hedges together with panelled fencing defining the boundaries. The plot extends to Chester Road at its extremity.

GARAGE

18' 0" x 10' 7" (5.49m x 3.23m) Stone, timber and slate construction with a side aspect window and side aspect pedestrian door. Vehicular up and over access door. Door leading into the store

STORE

9' 6" x 5' 4" (2.9m x 1.63m) Side aspect door and corrugated roof.



SERVICES

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

VIEWING

Viewing by appointment with the Agents Tarporley office.

TENURE

We believe the property is freehold tenure.

ROUTE

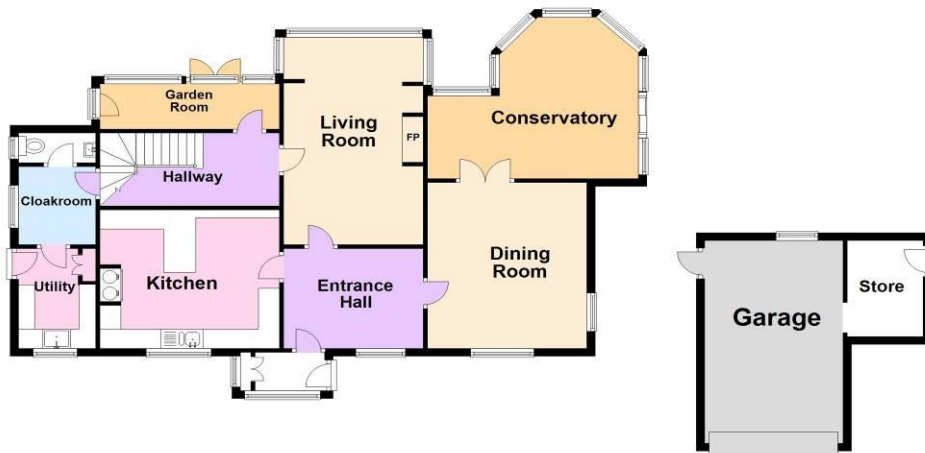
From the Agents Tarporley office continue along the High Street in the direction of Chester until taking a right hand turn into Utkinton Road. Continue along Utkinton Road passing the road farm shop on the right hand side then through Willington Village and ultimately into Kelsall. At Willington Road's 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 along Old Coach Road whereupon the property can be found on the right hand side clearly identified by a Wright Marshall for sale board. Whilst the property is known as Welford Cottage and No. 92 the access is down the side of 90A Old Coach Road





Ground Floor
 Approx. 104.5 sq. metres (1125.2 sq. feet)



First Floor
 Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 173.5 sq. metres (1868.0 sq. feet)

To scale only, not to size
 Plan produced using PlanUp

Welford Cottage, 92 Old Church Road, Kelsall



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