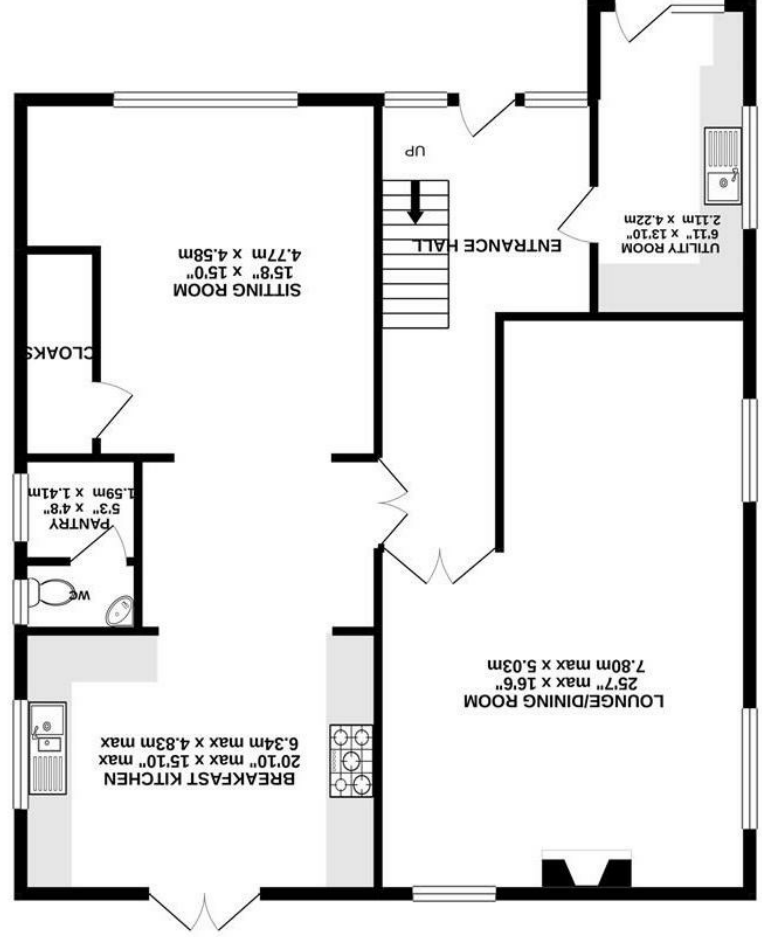
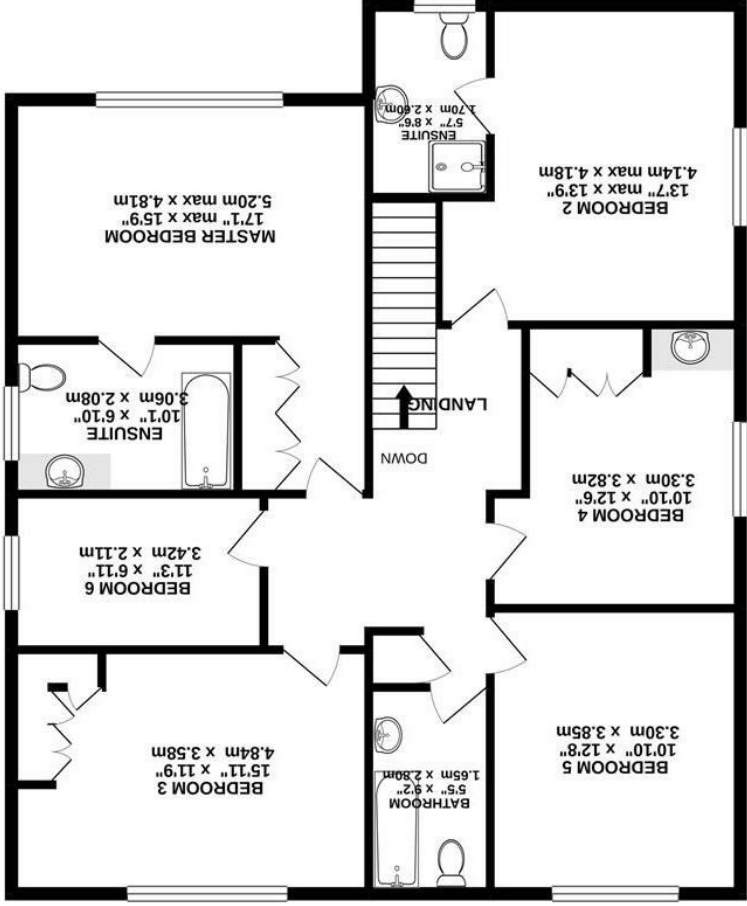


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£795,000



THE LONG CROFT DARK LANE
 KINGSLEY
 FRODSHAM
 WA6 8BW

6 3 3 C
 COUNCIL TAX BAND: G



The Long Croft is a charming, detached family house, sitting in large private mature gardens backing directly onto farmland.

The house, which was formerly a crofters cottage, originally dating back to the 18th century, has been extended, and offers smartly presented, spacious and well balanced accommodation laid over two floors, comprising of three reception rooms, a good sized breakfast kitchen, six bedrooms and three bathrooms.

LOCATION

Kingsley is one of the most sought after villages in this part of Cheshire and remains popular due to it's thriving village community, close proximity to open countryside and Delamere Forest. There are a great range of local facilities including village store/Post Office, two popular schools, local churches, pharmacy, doctors surgery and pub. The nearby towns of Frodsham and Northwich provide a wide range of shops and services. The road, rail and motorway networks allow easy access to the region's commercial centres making this an ideal commuter location.

DESCRIPTION

The house sits in a very generous mature plot, which is elevated from the lane, extending to around half an acre, in all comprising attractive, well maintained lawn gardens which border directly onto farmland and enclosed to all sides by a wealth of mature planting, including a number of trees.

On the ground floor level there are two principal reception areas, which include a beautiful farmhouse style breakfast kitchen open to a very generous family room with attractive parquet effect flooring and a double glazed window overlooking the front elevation.

The kitchen is fitted with a matching range of quality Shaker style cabinets surmounted with contrasting black granite worktops and incorporates a combination of quality freestanding and integrated appliances. There is space for a six seater breakfast table and double glazed French doors lead out to a charming walled courtyard garden, which enjoys a desirable south facing aspect.

Across from the kitchen, via the central reception hallway, is a lovely double reception room with beautiful dark oak flooring throughout and front facing double glazed windows, a feature arch window with leaded glass and a central fireplace which houses a flame effect cast-iron gas burning stove.

Additionally on the ground floor level there is a good sized utility room fitted with quality, traditional style cabinets with rolled edge worktops incorporating a single drainer sink unit and with space and plumbing for both a washing machine with tumble dryer. The utility room enjoys aspects to the front via a double glazed window and benefits from a doorway leading out onto the driveway.

On the first floor level there are six bedrooms in all, one of which is currently used as a dressing room. The five remaining bedrooms, are all of good double proportions, including two which are en-suite, with a family bathroom located off the landing serving the remaining bedrooms.

The master bedroom en-suite has recently been refitted and benefits from modern white sanitary-ware, and a panelled bath with mixer shower over, all complemented by attractive stone effect porcelain tiles.

Externally the property is accessed via Dark Lane onto a sweeping tarmac driveway which leads to a wide gravelled area, providing ample parking for several vehicles. Steps lead up to the beautiful lawn gardens which are elevated above the house to the west and north boundaries, enclosed by a number of trees and backing directly onto open farmland. To the rear of the house is a charming walled courtyard garden providing a peaceful and particularly private outdoor space accessed directly from the kitchen, perfect for entertaining and alfresco dining. Stone flight steps lead to areas of terraced planting and then onto the top lawn. There is ample storage provided by a good sized brick built garage/store with a high pitch slate roof, providing an opportunity for additional mezzanine storage.

TENURE

We believe the tenure of the property to be Freehold

SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

VIEWINGS

Strictly by appointment with the Agents Knutsford Office. Telephone : 01565 621624. Email : knutsford@wrightmarshall.co.uk

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.