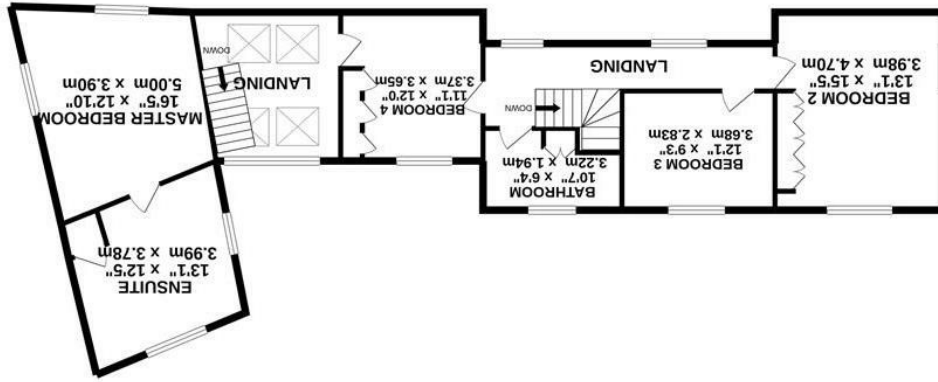


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1ST FLOOR
 1091 sq.ft. (101.4 sq.m.) approx.



GROUND FLOOR
 1322 sq.ft. (122.8 sq.m.) approx.



£875,000



**HIGH LAWN DARK LANE
 KINGSLEY
 FRODSHAM
 WA6 8BJ**

4 3 3 D

COUNCIL TAX BAND: G



Highlawn is a charming detached period country house, occupying an idyllic rural position on a quiet country lane within a stones throw from the heart of the village of Kingsley, set within beautiful waterside setting, with formal gardens and grounds extending to around 0.85 acres in all.

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, which was formally three workers cottages and an adjoining barn, offers excellent accommodation laid over two floors extending to around 2500 ft.² in all.

On the Ground floor level, at the heart of the house, is a charming Kitchen / Breakfast room, opening into a glazed Garden room, which enjoys splendid views over the beautiful maintained grounds. The Kitchen is fitted with an attractive range of hand-painted Shaker style cabinets, surmounted with wooden worktops, incorporating a peninsula island and a combination of quality freestanding and integrated appliances. There is ample space for a large dining table, and the room benefits from an abundance of natural light with partially high vaulted ceilings above the galleried landing.

Adjoining the kitchen is a utility room and downstairs shower room, beyond which is a family room with an internal window looking back through into the kitchen and further window to the side elevation.

At the opposite end of the house there are two further Reception rooms including a generous Dining room with attractive dark oak flooring, open to a front facing porch with access to the garden, and an adjoining Study. The Sitting room is located at the far end of the house with dual aspect windows including a very pretty bow window to the front elevation with built-in window seating, and an exposed brick fireplace with a stone hearth and reclaimed timber mantle, housing a cast iron wood burning stove.

On the First floor level there are four Bedrooms which are all of double proportions, including a lovely Master bedroom with extensive built-in wardrobes and an adjoining large En suite bathroom fitted with a combination of contemporary and more traditional sanitaryware, including a freestanding roll top bath at the centre of the room, twin wall hung wash basins, a concealed cistern WC and a fully tiled shower enclosure.

The three further Bedrooms share the use of a beautifully appointed family Bathroom located off the landing, which is fitted with a quality three piece suite including a large 'Duravit' bath tub set within a tiled surround, with a rainfall shower over and a separate hand held shower attachment.

Externally , the majority of the gardens are situated to the rear of the house, and are laid mostly to lawns, and include a vast amount of mature planting including a number of trees which enclose the plot, providing a wonderful green vista and high degree of privacy.

There is a natural stream which runs close to the house, creating a delightful waterside setting which further enhances the feeling of peace and tranquility of what is a truly unique family home.

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.