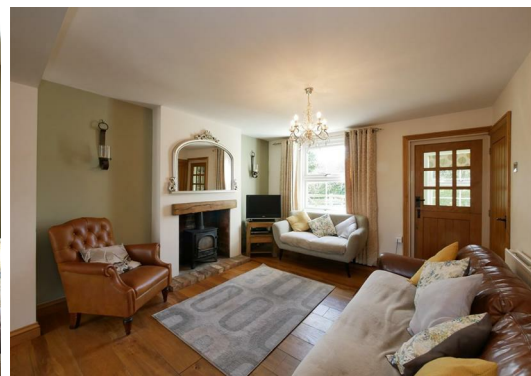




Wright Marshall
Estate Agents

4 HALL LANE, KELSALL, TARPORLEY CW6 0QY

£365,000



A charming three bedroom semi-detached cottage enviably situated off a quiet lane in the highly sought after village of Kelsall.

4 Hall Lane is a most appealing and particularly deceptive period cottage which occupies a splendid position off a quiet lane on the fringe of the increasingly sought after village of Kelsall. Some of the area's most attractive open countryside is available within walking distance, with the village also offering an excellent range of day to day amenities. The house is positioned within easy access of the A556 trunk road connecting the commuter onwards to the A55, M53, M6 and M56.

The accommodation is split over two floors, the ground floor opening with a porch which in turn leads to the sitting room and dining room. The sitting room and dining room offer impressive open plan living space which can be altered and adapted to suit owner requirements. Positioned to the rear of the dining room is the family room and garden room which are again versatile spaces. The breakfast kitchen and conservatory conclude the ground floor accommodation. At first floor level the master bedroom has the benefit of an en-suite shower room whilst the further two bedrooms are serviced by a recently refitted bathroom.

Externally there is parking for two vehicles at the front of the property whilst to the rear is an attractive enclosed garden predominantly laid to lawn.

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 PORCH

With slate flooring, cottage style entrance door, UPVC double glazed window to front and cottage style oak part glazed stable door to

SITTING ROOM/DINING ROOM

A large L shaped room with oak flooring, 2 radiators, attractive full height exposed Cheshire brick fireplace with brick hearth and woodburning stove. UPVC double glazed window to front, further full height exposed Cheshire brick chimney breast with Cheshire brick hearth and inset cast iron multi fuel stove. Television aerial point, UPVC double glazed double doors leading out to the rear garden. Useful under stairs storage area.

FAMILY ROOM/GARDEN/ROOM

Oak flooring, two radiators, television aerial point, part glazed UPVC stable door to outside and large pair of double glazed UPVC sliding patio doors opening to and overlooking the garden

BREAKFAST KITCHEN

Excellent fitted range of modern white fronted units comprising eye level cupboards with matching base cupboards and drawers, timber effect laminated working surfaces with tiled surrounds, one and a half bowl porcelain sink with contemporary mixer tap, space and plumbing connections for an automatic washing machine and slim line dishwasher, space and connections for a Range style cooker with stainless steel wall plate and stainless steel glass canopy extractor hood above. Integrated wine cooler. Space and connections for American style refrigerator. Tiled floor, recess downlighters, ample space for breakfast table and chairs. A pair of UPVC double glazed double doors opens to

DOUBLE GLAZED CONSERVATORY

Attractively tiled floor, UPVC double glazed windows on 3 elevations, double glazed double doors leading out to the rear garden and combined ceiling/fan fitting. Wall mounted electric convector heater. Underfloor heating.

FIRST FLOOR

LANDING

Radiator and access to roof void.

BEDROOM ONE

With radiator and UPVC double glazed window to front plus recessed downlighters, access to roof void and door to

EN-SUITE SHOWER ROOM

Corner tiled shower enclosure with thermostatic shower fitted. Radiator, low level wc, pedestal wash basin with mixer tap,

fully tiled walls, tiled floor and UPVC double glazed window with obscure glass.

BEDROOM TWO

With radiator, UPVC double glazed window to front and useful built in storage cupboard with UPVC double glazed window to front.

BEDROOM THREE

With radiator and UPVC double glazed window with a pleasant outlook across Kelsall to the rear.

BATHROOM

Fitted three piece white suite comprising panelled bath, low level wc, wash basin with mixer tap. UPVC double glazed window with obscure glass to rear. Radiator, tiled floor.

EXTERNAL

To the front there is a loose stone driveway secured with a pair of country style gates which provides off road parking for 2 vehicles. Also to the front is a section of landscaped and well stocked garden behind privet hedging. The rear garden is fully enclosed and laid predominantly to lawn for ease of maintenance and also includes shrubbery and a fringing of mature privet.

SERVICES

All mains services are connected

TENURE

We believe the property is freehold tenure.

VIEWING

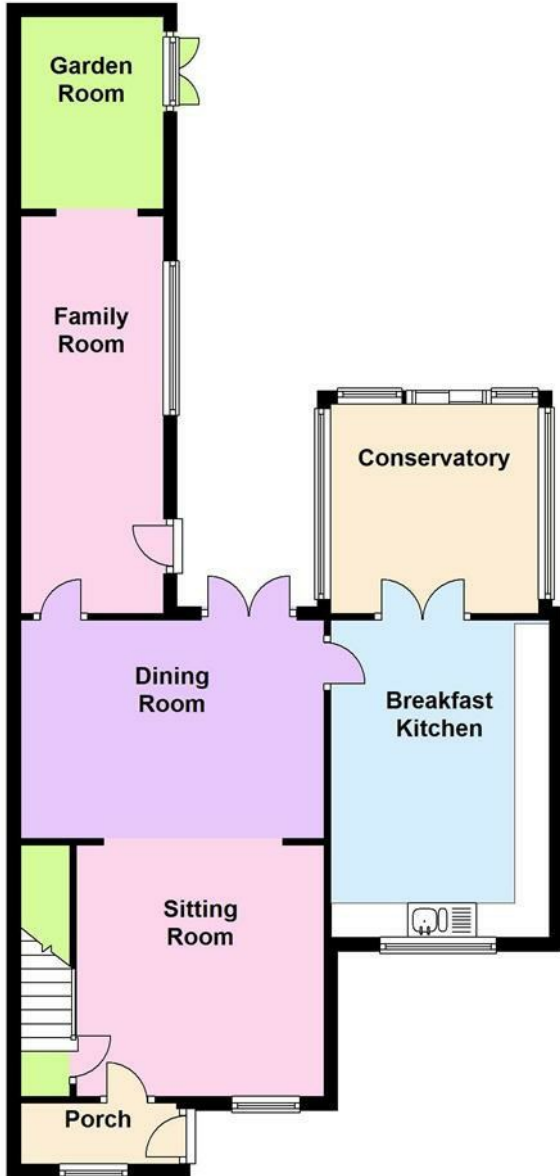
Strictly by appointment with the Agents Tarporley office.

ROUTE

Leaving the Agents Tarporley office continue along the high street in the direction of Chester take a right hand turn upon reaching Utkinton Road continue along this road passing the Rose Farm shop on the right hand side until the road becomes John Street, continue until reaching a T junction with Willington Lane. Take a right hand turn onto Willington Lane and follow this until reaching a T junction with Church Street. Take a right hand turn onto Church Street and follow the road passing the vets and the butchers on the left hand side until reaching a cross roads with Chester Road, continue straight across onto Church Street North taking a right hand turn onto Old Coach Road at the top of this road. Continue along Old Coach Road passing Edale Drive on the right hand side taking the next left onto Hall Lane where the property can be found on the right hand side shortly after the turning onto Longley Avenue.

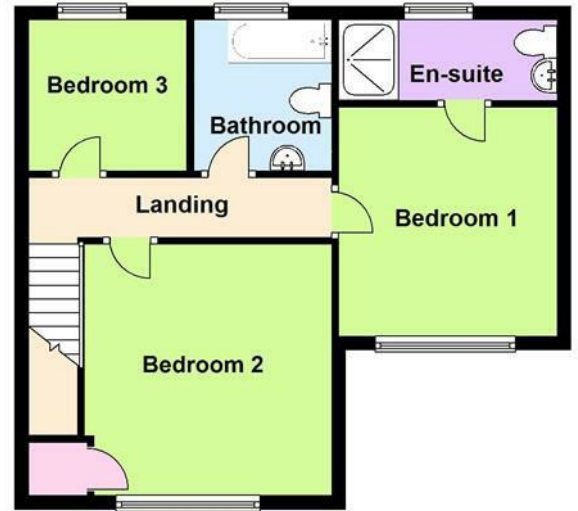
Ground Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements