



Wright Marshall
Estate Agents

**OLD STABLES, DINGLE CRESCENT, KELSALL,
TARPORLEY, CW6 0SQ**

£495,000



A fully renovated sandstone barn located within walking distance of the village of Kelsall with off-road parking, delightful gardens and beautiful views over the open countryside

The Old Stables is a delightful three bedroom sandstone cottage occupying a pleasant position with views to the rear of the Cheshire countryside.

The traditional farm building, previously used as a stable, was skillfully converted in the late 1940s and subsequently modernised by the current vendor's more recently.

The accommodation which is presented throughout to a very beautiful standard briefly comprises open plan kitchen/dining room with bespoke kitchen units and useful under stairs storage cupboard, reception hallway, dual aspect living room with double doors onto a York stone patio with reclaimed wood block flooring and feature fireplace, utility room, WC, landing, principal bedroom with delightful open views over the Cheshire countryside, bedroom two offering beautiful views and useful separate wc, third bedroom and family bathroom with three piece suite.

The Old Stables is approached via a gravel driveway leading to off road parking with pedestrian access provided through to the private rear garden through a pedestrian gate. The rear garden is a particular feature being of a generous size mainly laid to lawn with fully stocked mature borders and trees there is an additional lean-to building with useful store cupboard and locked store. If you're looking for an individual house in a popular village location then we would strongly urge you to view this property.

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 was 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.

Wooden door with glazed insert and black door handles, ceiling light point, wooden door through to a useful under stairs storage cupboard, 'Fired Earth' slate flooring, opening through to the kitchen breakfast room

KITCHEN BREAKFAST ROOM

16'1" x 16'2" (4.91m x 4.95m)

A dual aspect room with windows overlooking the front and rear with delightful views over the Cheshire countryside. A selection of bespoke solid wood painted wall and base level cabinets with wooden knobs with wood block work surfaces. Inset single Belfast sink unit with wooden routed drainer and chrome mixer tap. Built in wine shelf. Space for tall fridge freezer. Space for Range with concealed extractor above built into the brick fireplace with wooden feature beam. Recessed spotlights to ceiling. Feature lights over the dining table. Radiator. Continuation of the 'Fired Earth' slate flooring. Aerial point. Door to the reception hallway.



RECEPTION HALLWAY

2'11" x 5'1" (0.9m x 1.55m)

Cupboard housing electrical consumer board. Smoke detector. Ceiling light point. Doors opening to the living room, utility room, kitchen and staircase rising to the first floor.

LIVING ROOM

12'5" x 16'1" (3.80m x 4.92)

A dual aspect room with window overlooking the front and double doors opening onto a 'York' stone patio area. Two radiators. Reclaimed woodblock oak flooring. Feature beams. Ceiling light point. Aerial point. Feature fireplace with multi fuel wood burning stove on a brick hearth with wooden beam above.



UTILITY ROOM

6'7" x 5'11" (2.01m x 1.81)

A selection of low-level painted bespoke shaker style kitchen cupboards with wooden handles and slate work surfaces. Inset single Belfast sink unit with chrome mixer tap. Spaces for washing machine and dryer. Continuation of the slate flooring. Recess ceiling spotlights. Stable door to rear garden and windows overlooking the rear garden. Door through to the WC.



WC

Window with obscured glass. Low level WC. Rounded wash hand basin with chrome mixer tap on a tiled worksurface with double opening storage cupboard underneath. Radiator. Recessed spotlight. Continuation of the slate tiling.

FIRST FLOOR

LANDING

10'1" x 5'10" (3.08m x 1.8m)

Window overlooking the front with far-reaching views. Radiator. Ceiling light point. Loft hatch. Doors to principal bedroom, bedroom two, bedroom three and family bathroom. Wood stripped flooring.

BEDROOM ONE

12'7" x 9'6" (3.84m x 2.9m)

Window overlooking the rear garden with delightful views. Ceiling light point. Radiator. Aerial point. Stripped flooring. Wooden door through to a useful WC.



FAMILY BATHROOM

8'10" x 5'10" (2.7m x 1.8m)

Well appointed three-piece suite in white with chrome style fittings comprising; pedestal wash hand basin, bath with shower over and glass shower screen, WC, partially tiled walls with feature border recess, ceiling spotlights, ceiling mounted vent system, radiator, wood effect flooring and windows with obscured glass overlooking the front.



BEDROOM TWO

12'5" x 10'5" (3.8m x 3.2)

Windows with far-reaching views. Ceiling light point. Radiator. Wood stripped flooring.



BEDROOM THREE

9'3" x 6'4" (2.84m x 1.94)

Windows overlooking the front. Ceiling light point. Radiator. Wood stripped flooring.



WC

5'4" x 3'2" (1.65m x 0.99m)

Low-level WC. Pedestal wash hand basin with chrome mixer tap and tiled splashback above. Ceiling light point. Vent system. Useful double opening storage cupboard with slate surface.

EXTERIOR

The property is approached via a gravel driveway leading to off-road parking for a number of cars. Pedestrian access to the left hand side of the property provides access through to the rear. The rear garden is a particular feature laid to lawn with mature borders with York paved patio. Steps from the driveway provide access down to a further built in shed providing additional storage.



SERVICES

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

VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

TENURE

We understand the tenure to be freehold.

DIRECTIONS

Leaving the Agents Tarporley office continue along the High Street in the direction of Chester and take a right onto Utkinton Lane. Continue through the village of Utkinton passing the Rose Farm shop on the right hand side and carry on until reaching a T junction. Turn right onto Willington Lane passing the Willington Hall Hotel on the left hand side, continue through the village of Willington passing the right turn to the Boot pub and continue until turning right onto Quarry Lane. Continue the full length of Quarry Lane until reaching its junction with Chester Road. Take a right and immediate second left avoiding turning onto Old Coach Road and taking the next left which is Dingle Lane. Continue up Dingle Lane until the road narrows into a single track, follow this track up where the property can be found straight ahead clearly marked by a Wright Marshall for sale board and as shown on the attached site plan.

LOCAL AUTHORITY

Cheshire West and Chester - Band C

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



A54

Dingle
Crescent

White
Rising

Granville

The Dingle

Laburnum Cottage

Kotagiri

Spring Side

Pump

Rose
Cottage

Highcroft

Kelsmere

DINGLE LANE

Bethsbea

Hillcrest

Holme
Croft

Watling

11

15

25

27

8

89

99

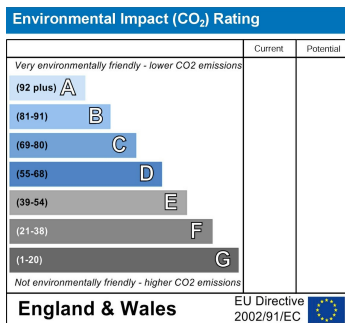
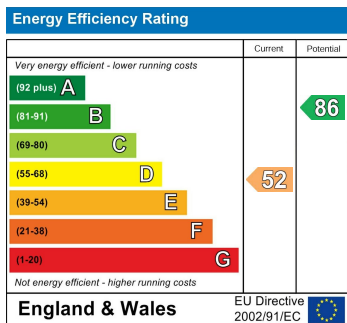
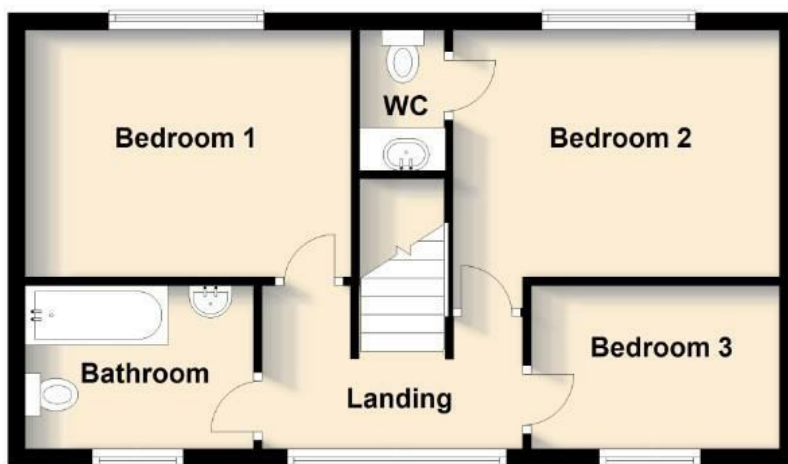
The
Smitty

Promap
LANDMARK INFORMATION

Ground Floor



First Floor



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