



Wright Marshall
Estate Agents

**MIDDLE BARN 3 DINGLE CRESCENT, KELSALL,
TARPORLEY CW6 0SQ**

£350,000



Middle Barn is a delightful three bedroom sandstone cottage occupying a pleasant position with views to the rear over the Cheshire Countryside. The traditional farm building, previously used as an equipment store was skilfully converted in 1947. Set in a substantial plot with double garage and two further useful outbuildings.

Middle Barn is a delightful three bedroom sandstone cottage occupying a pleasant position with views to the rear over the Cheshire Countryside. The traditional farm building, previously used as an equipment store was skilfully converted in 1947. The accommodation briefly comprises: open-plan kitchen/dining room with walk-in pantry, living room, utility room, side porch, landing, principal bedroom with delightful open views over the Cheshire countryside, bedroom two with built in wardrobes and a walk-in wardrobe, bedroom three and family bathroom with three piece suite. Middle Barn is approached via a shared gravel driveway leading to a double garage (19'1" x 17'10"). Pedestrian access to the left off the property provides access through to the rear garden. The rear garden is a particular feature being of a very generous size, laid mainly to lawn with fully stocked borders, a number of fruit trees and a vegetable patch. The property has the added benefit of two outbuildings measuring 10" x 10" and 14'11" x 10'6" both of which have lightening and power supply. If you are looking for an individual house in a popular village location, which is also ideally situated for travel to Chester, Liverpool or Manchester, then we would strongly urge you to view.

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.

AGENTS NOTES

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:-

KITCHEN/DINING ROOM

16'6" x 12'5" (5.03 x 3.81)

Fitted with a modern range of cream Shaker style fronted base and wall level units incorporating drawers and cupboards with granite effect worktops and under unit lighting. Inset single sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four ring 'Prima' gas hob with concealed extractor and spotlight above. Integrated 'Indesit' oven and grill (newly fitted May 2020). Integrated low level fridge. Recessed ceiling light point. Two radiators. Smoke detector. Space for dishwasher and Tall fridge freezer. Wall mounted electrical consumer unit. Feature 'Charnwood C5' multi fuel burner with slate hearth. Doors through to the walk in pantry and rear hall.



PANTRY

5'8" x 2'11" (1.73 x 0.89)

Shelving. Quarry floor tiled. Ceiling light point.

HALL

4'11" x 3'1" (1.52 x 0.94)

Ceiling light point, double part glazed doors through to rear porch. Doors through to the living room, kitchen and staircase rising to the first floor.

REAR PORCH

7'6" x 4'5" (2.31 x 1.35)

Quarry floor tiles. Ceiling light point. Door to rear garden. Windows overlooking side and rear.

LIVING ROOM

16'9" x 12'2" (5.13 x 3.73)

Window overlooking the front. Two ceiling light points. Coal effect gas fire with marble hearth. Radiator. Phone point. Aerial point. Feature beam. Doors through to utility room.



UTILITY ROOM

16'0" x 9'1" (4.88 x 2.79)

Recessed spotlights. Floor tiles. Two windows overlooking the rear and one to the side. Fitted with a range of wall and base level units incorporating drawers and cupboards with granite effect laminated worktops. Single bowl drainer and chrome mixer tap. Tiling to worktop areas. Radiator. Built in book shelves. Door to side porch.

SIDE PORCH

7'4" x 3'4" (2.26 x 1.02)

Tiled floor. Sliding door to the rear garden.

FIRST FLOOR

LANDING

12'0" x 7'3" (3.66 x 2.21)

Window overlooking the front. Two recessed ceiling light points. Smoke detector. Radiator. Store incorporating hot water cylinder and shelves. Loft hatch. Wall mounted thermostat. Doors to principal bedroom, bedroom 2, bedroom 3 and family bathroom.

BEDROOM 1

12'4" x 10'5" (3.78 x 3.18)

Window overlooking the garden. Ceiling light point. Radiator. Telephone point.

BEDROOM 2

12'7" x 9'3" (3.84 x 2.82)

Window overlooking the rear garden with views over farmland. Ceiling light point. Radiator. Exposed painted floor boards. Built in shelving. Double wardrobe incorporating rails and shelves. Double opening doors to walk in wardrobe measuring 6'1" x 3'5" incorporating ceiling light point and shelving.



BEDROOM 3

9'1" x 8'0" (2.77 x 2.44)

Window overlooking the front. Ceiling light point. Radiator.

BATHROOM

9'1" x 5'10" (2.77 x 1.80)

A three piece suite in White with chrome style fittings comprising bath with chrome mixer tap and shower over with folding shower screen. Pedestal wash hand basin with chrome mixer tap. Low level W.C. with dual flush. Ceiling light point. Radiator. Tiled effect flooring. Partially tiled walls with decorative border. Obscured glass window overlooking the rear.



EXTERIOR

The property is accessed via a shared gravel driveway leading on to a private parking space and a double garage (19'1" x 17'10"). Pedestrian access to the left off the property provides access through to the rear garden. The rear garden is a particular feature being of a very generous size, laid mainly to lawn with fully stocked borders, a number of fruit trees and a vegetable patch. The property has the added benefit of two outbuildings measuring 10'0" x 10'0" (3.05m x 3.05m) and 14'11" x 10'6" (4.55m x 3.2m) both of which have lighting and power supply.

To the rear of the property there is a substantial garden with a patio flanking the very rear of the property and an attractive landscaped area positioned within the middle of the garden. To the side and rear there is a larger area predominantly laid to lawn with tall trees and hedges and post and rail fences denoting the boundaries.



DOUBLE GARAGE

19'1" x 17'10" (5.82 x 5.44)

Two 'up and over' garage doors. Strip ceiling lights and power sockets.



SERVICES

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



COUNCIL TAX BAND

Band H.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

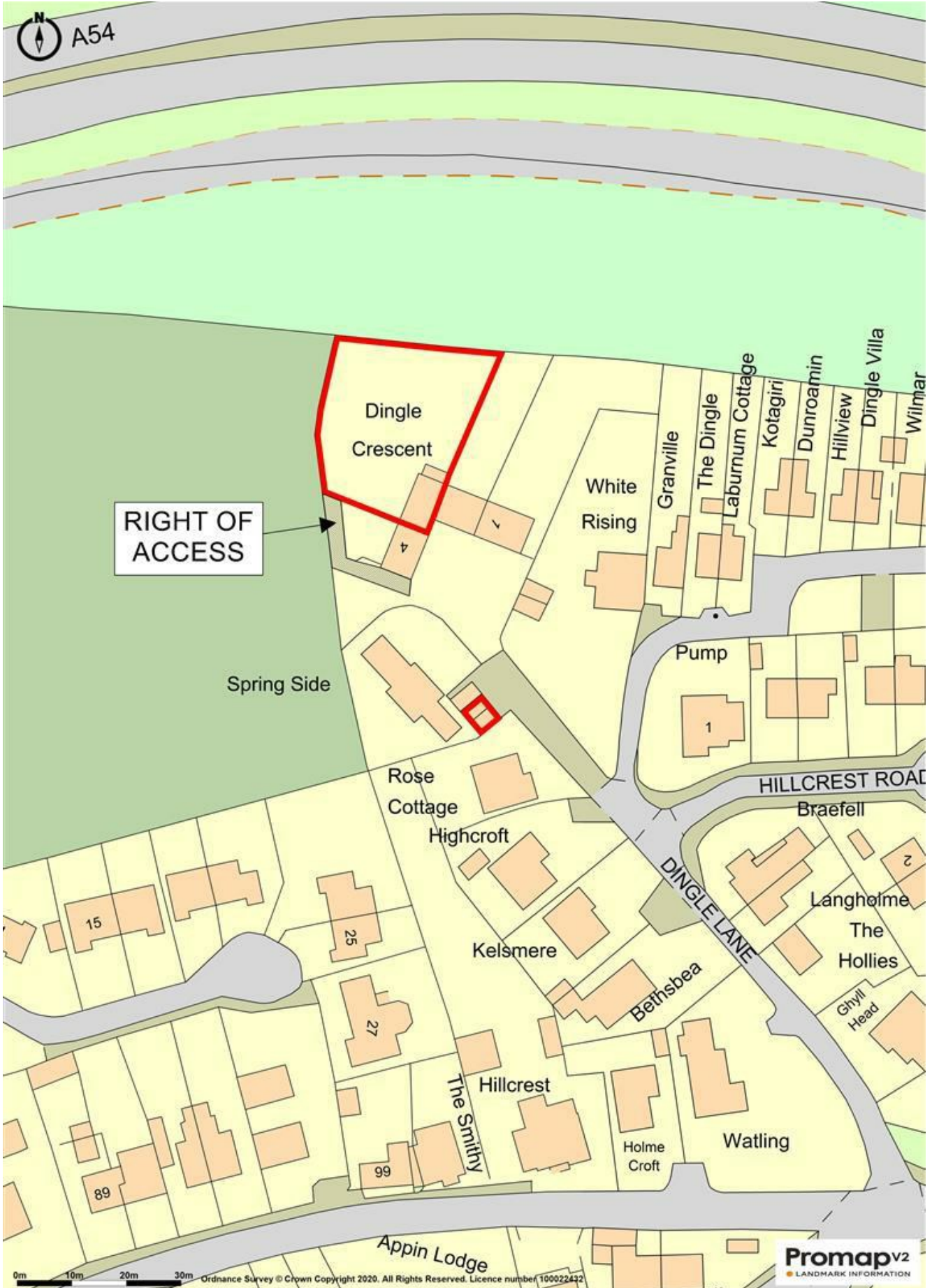
We understand the tenure to be freehold. Purchasers should verify this with their solicitor.

ROUTE

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.

ANTI MONEY LAUNDERING

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.



RIGHT OF ACCESS

Dingle Crescent

Spring Side

White Rising

Granville

The Dingle

Laburnum Cottage

Kotagiri

Dunroamin

Hillview

Dingle Villa

Wilmor

Pump

Rose Cottage

Highcroft

HILLCREST ROAD

Braefell

15

25

27

Kelsmere

Bethsbea

Langholme

The Hollies

Ghyll Head

The Smithy

Hillcrest

Holme Croft

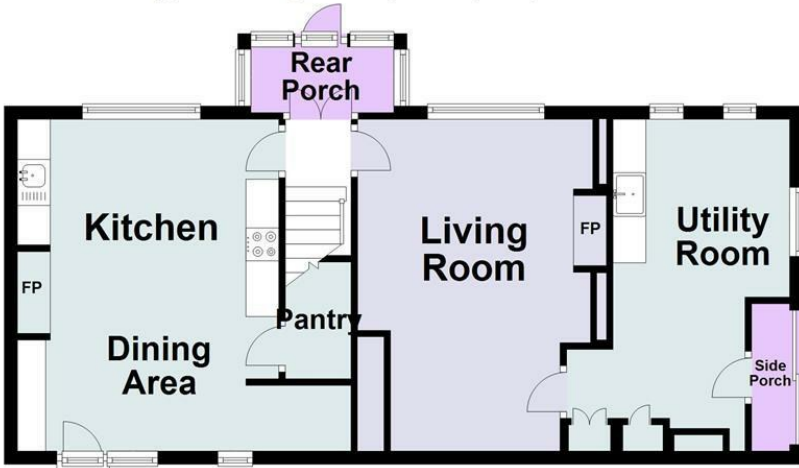
Watling

89

Appin Lodge

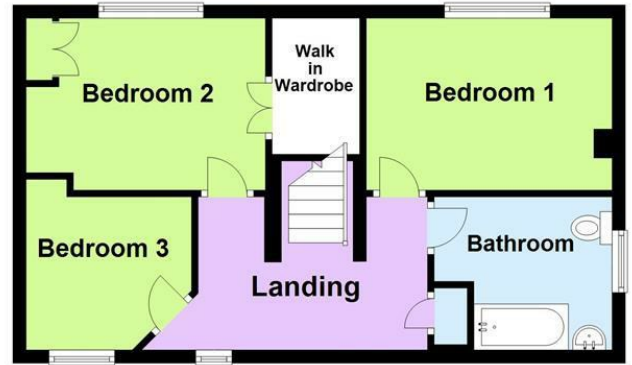
Ground Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



First Floor

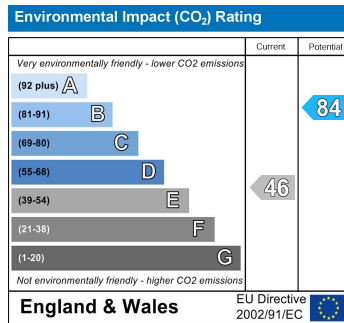
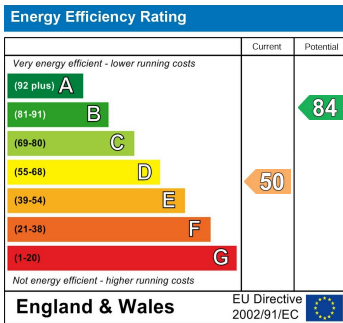
Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.6 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Middle Barn, 3 Dingle Crescent, Kelsall



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