



**Wright Marshall**  
Estate Agents

5 OLD COACH ROAD, KELSALL, TARPORLEY  
CW6 0QL

£330,000



**A charming three bedroom period property benefitting from an excellent elevated position within easy walking distance from the village centre. Spacious accommodation set over three storeys with a large garden and having the benefit of off road parking and a garage to the rear.**

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## INTRODUCTION

Offered to the market with no ongoing chain this attractive period home provides extensive accommodation set over three storeys and providing three bedrooms as well as spacious ground floor accommodation. The property opens with an entrance hall which in turn leads into the living room and into the dining room. The living room is of a good size with high ceilings and a fireplace as its focal point and attractive bay window to the front. The dining room is positioned to the rear of this with a framed opening leading into the kitchen, as well as sliding doors leading into the conservatory. The kitchen is well appointed and provides access into the garden and the conservatory allows for further ground floor living space.

At first floor level the accommodation continues to impress with bedroom one being of an impressive scale, with two front aspect windows and fitted wardrobes. Bedroom two has a rear aspect window and again is of a good scale and both these bedrooms are serviced by the family bathroom at this level. The stairs continue to rise to the second floor where there is a further bedroom with large amounts of roof storage space and one of the most impressive views over Kelsall through the rear aspect window.

Externally a boiler room and two storage rooms are positioned to the rear of the property and access can be gained onto both the courtyard which is positioned directly to the rear of the conservatory as well as a larger garden which is substantially surrounded by mature shrubs and is laid to lawn. To the rear of the plot is a detached garage which has been recently installed as well as parking for two vehicles.

## 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 been acclaimed as 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. Moreover there is a recently extended and refurbished community hall, two public houses, Doctor's surgery, Vet's practice, well-attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with a dedicated 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 to 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 HALL

UPVC entrance door. Telephone points. Outside light. Wood effect laminate flooring. Burglar alarm console. Radiator. Stairs to first floor. Stop tap for water.

## LIVING ROOM

13'10" x 12'11" (4.22 x 3.96)

Feature wood burner stove with marble hearth, slate mantel and brick surround. Carbon monoxide detector. Bay window to front. T.V. point. Radiator.



## DINING ROOM

13'1" x 11'10" (3.99 x 3.61)

Patio doors to conservatory. Radiator. Door into understairs cupboard with light. Spotlights. T.V. point. Door into kitchen. Wall light fitting.



### CONSERVATORY

12'0" x 8'3" (3.68 x 2.54)

Part brick and glazed elevations. Radiator. Wood effect laminate flooring. Window to kitchen. Four wall lights. Double French doors onto patio area.



### FIRST FLOOR

#### LANDING

Stairs leading to second floor. Radiator. Understairs storage. Smoke detector.

#### BEDROOM 1

15'8" x 11'10" (4.80 x 3.61)

Double fitted wardrobes with integrated shoe rack, drawers, lights, mirror and rail attachments with additional storage above. Two UPVC sash windows to front. Two radiators. Door into wardrobe with storage above. Ceiling lights with dimmer switch.



### KITCHEN

13'8" x 7'4" (4.19 x 2.24)

Fitted kitchen with matching eye level wall cupboards. Wood effect worktop with integrated Franke sink and drainer. Mixer tap. Tiled splashback. Integrated Neff double electric oven with integrated Neff gas hob above. Stainless steel Hotpoint extractor over. Space for fridge and freezer. Space for slimline dishwasher. Space and plumbing for washing machine. Extractor fan. Windows to conservatory. Quarry tiled flooring. Burglar alarm console. Electricity meter. Spotlights. Intercom to office. Radiator. Door to outside.



#### BEDROOM 2

11'10" x 10'7" (3.61 x 3.23)

Window to rear. Radiator. Fitted shelving.



**BATHROOM**

13'8" x 7'4" (4.17 x 2.26)

Step down. Modern three piece suite comprising panelled bath with mains shower and glazed screen. Low level W.C. Pedestal wash hand basin. Double storage cupboards. Window to rear and side. Wall mounted heater. Extractor fan. Radiator.



**SECOND FLOOR**

**LANDING.**

With access to crawl space. Wall light with dimmer switch. Smoke detector.

**ATTIC ROOM/BED 3/STUDY**

13'8" x 12'0" (4.19 x 3.66)

Eaves space for storage with light connected. Storage heater. Telephone point. Dormer window to rear and side with magnificent views over the Cheshire Plains. Four wall lights. Intercom to kitchen.



**EXTERIOR**

There is a paved path to the front through a pedestrian gate with a lawned area to the side with mature shrubs and borders.

There is a flagged patio to the immediate rear elevation giving access to all outhouses and having two water points, electric point and outside light.

Across the right of way the garden is accessed via a cobbled and paved path and is substantially laid to lawn with mature shrubs and hedging to borders. The paved path leads to the drive and garage to the rear.

The driveway leads to the single garage.



**OUTHOUSE 1**

8'0" x 6'9" (2.46 x 2.06)

Newly installed in February 2019 Atag gas combi boiler. Concrete flooring. Window. Power and light connected.



### **OUTHOUSE 2**

7'8" x 4'11" (2.34 x 1.52)

Concrete flooring. Loft storage. Fitted workbench. Power and light connected.

### **OUTHOUSE 3**

5'4" x 3'8" (1.63 x 1.14)

Quarry tiled floor. Currently used as a log store.

### **SINGLE GARAGE**

15'8" x 11'10" (4.80 x 3.63)

Power and light. Manual roller door. Personal door to garden. Concrete flooring. Loft storage.

### **SERVICES**

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

### **VIEWING**

Viewing by appointment with the Agents Tarporley office.

### **TENURE**

We believe the property is freehold tenure.



### **ROUTE**

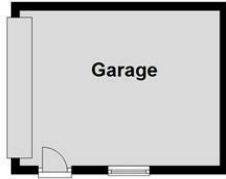
Leaving the Agents Tarporley office continue in the direction of Chester and take a right hand turn into Utkinton Lane. Continue along Utkinton Lane passing the Rose Farm shop and through the village of Utkinton until arriving at a T junction with the Willington Hall Hotel in front of you. Take a right hand turn in the direction of Willington passing through the village of Willington until reaching a T junction with Church Street. Take a right onto Church Street follow it up past the butcher's and the vet's on the left hand side until reaching a crossroads. Continue straight across the cross roads into Church Street North following the road and taking a right hand turn into Old Coach Road. Continue along Old Coach Road until passing the entrance to Duttons Lane where the property can be found on the left hand side.



### **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.

**Ground Floor**  
Approx. 76.3 sq. metres (820.9 sq. feet)



**First Floor**  
Approx. 48.8 sq. metres (503.8 sq. feet)



**Second Floor**  
Approx. 21.1 sq. metres (226.8 sq. feet)



Total area: approx. 144.1 sq. metres (1551.3 sq. feet)

To scale only, not to size  
Plans produced using PlanIt3D

The Mount, 5 Old Coach Road, Kelsall

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		64	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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EU Directive 2002/91/EC			



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