



Wright Marshall  
Estate Agents

ROSE COTTAGE DINGLE LANE, KELSALL,  
TARPORLEY CW6 0SG

£375,000



**\* Planning Permission For Extension \* Desirable Village Location \* Detached Bungalow\***

Rose cottage is an impressive three bedroom detached bungalow occupying a pleasant position tucked away down a quiet road in the popular village of Kelsall. The exceptionally well appointed bungalow which was built in 2003 briefly comprises:- Entrance hallway, fully fitted kitchen, dining hall, living room, conservatory with double doors onto the garden, principal bedroom with fitted wardrobes and en-suite shower room, well-appointed bathroom, landing, bedroom two with WC and bedroom three. The property benefits from gas central heating and has double glazing. Rose Cottage is approached via a gated block paved driveway which leads to a parking area To the front of the property the garden is laid predominantly to lawn with fully stocked borders and mature hedging. To the rear of the property there is a delightful garden laid to lawn with a raised decked seating area, The garden offers a sunny aspect and a good degree of privacy.

## 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 HALL

32'9"6" x 29'6"13'1" (10'2 x 9'4")

Wooden door with glazed inset and glazed side panel with gold door furniture through to the reception hallway. Two ceiling light points. Smoke detector. Wood effect flooring. Radiator. Telephone point. Opening through to dining hall and kitchen. Doors through to living room, principal bedroom and family bathroom.

## KITCHEN

13'8" x 9'7" (4.17m x 2.92m)

A modern range of wall and base level units incorporating drawers and cupboards with granite effect laminated worktops and tiling to work surface areas. Inset bowl and a half stainless sink unit and chrome mixer tap. Four ring Belling electric hob with chrome chimney style extractor above. Synergy double oven and grill. Integrated fridge/freezer. Cupboard housing a Biasi 90F Combi boiler. Windows overlooking the front and side. Recessed ceiling light point. Floor tiling. Tall column radiator. Spaces for dishwasher and washing machine. Aerial point.



## LIVING ROOM

16'10" x 15'5" (5.13m x 4.70m)

Four wall lights. Aerial Point. Radiator. Double doors onto a delightful conservatory.



## CONSERVATORY

12'9" x 9'0" (3.89m x 2.74m)

Double doors onto the raised decking. Wall light. Power sockets and wood effect flooring.



## DINING HALL

10'2" x 9'4" (3.10m x 2.84m)

Window overlooking the garden. Wood effect flooring. Ceiling light point. Radiator. Staircase rising to the first floor.

## PRINCIPAL BEDROOM

13'11 x 13'5" (4.24m x 4.09m)

Windows overlooking the front. Recessed ceiling light points. Radiator. Five door inbuilt wardrobes incorporating rails and shelving. Wall mounted Danfoss thermostat. Doors through to en-suite shower room.



## EN-SUITE SHOWER ROOM

7'5" x 3'10" (2.26m x 1.17m)

A well appointed three piece suite in white with chrome style fittings comprising corner shower, low level WC with dual flush, wash hand basin with waterfall chrome mixer tap and storage cupboards beneath. Radiator. Recessed ceiling light points. Floor tiling and partially tiled walls. Window with obscured glass overlooking the side.



## BATHROOM

7'6" x 5'9" (2.29m x 1.75m)

Three piece suite in white with chrome style fittings comprising bath with central mixer tap, Triton Madrid shower above and folding glazed shower screen. Wash hand basin with chrome mixer tap, tiled splashback and storage cupboards beneath. Low level WC with dual flush. Recessed ceiling light points. White ladder style heated towel rail. Vinyl flooring. Radiator. Partially tiled walls with decorative border.



## LANDING

Recessed ceiling light points. Smoke detectors. Doors through to bedroom two and bedroom three.

## BEDROOM TWO

15'6" x 12'0" (4.72m x 3.66m)

UPVC double glazed window overlooking the side. Velux window. Recessed ceiling light points. Radiator. Full length under eaves storage and opening through to a WC.



### WC

Low level WC with dual flush, pedestal wash hand basin with chrome taps, wood effect flooring and recessed ceiling light points.

### BEDROOM THREE

12'3" x 7'4" (3.73m x 2.24m)

Window overlooking the side and Velux window. Recessed ceiling light points. Radiator. Door to under eaves storage.

### EXTERNAL

Rose Cottage is approached via a gated block paved driveway which leads to a parking area. To the front of the property the garden is laid predominantly to lawn with fully stocked borders and mature hedging. To the rear of the property there is a delightful garden laid to lawn with a raised decked seating area. The garden offers a sunny aspect and a good degree of privacy.



### PLANNING PERMISSION

Rose Cottage has the added benefit of planning permission for: Proposed single storey front, side and rear extensions with dormer windows to rear (17/04885/FUL - Cheshire West and Chester) Plans available upon request.



### VIEWING

Viewing by arrangement with the Agents Tarporley office



### SERVICES

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

### TENURE

We believe the property is freehold tenure



## **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, the property will be located on the left hand side clearly marked by our for sale sign.

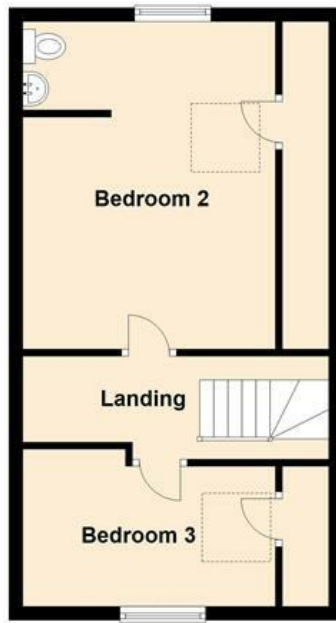
## **ANTI MONEY LAUNDERING REGULATIONS (AML)**

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



First Floor



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

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



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