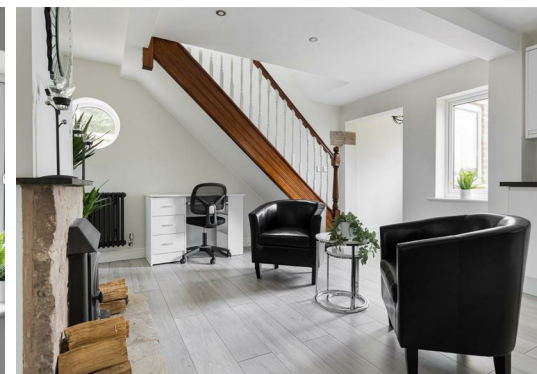




Wright Marshall
Estate Agents

TWO WINDS FLAT LANE, KELSALL,
TARPORLEY CW6 0PU

£435,000



A delightful late 19th century former coach house which has been extended and modernised by the present owners providing contemporary open plan accommodation with 3 bedrooms at first floor, located in the popular rural village of Kelsall.

Two Winds is a delightful 3 bedroom late 19th century former coach house that was aesthetically extended and modernised in 2020 by the current vendors.

The accommodation which is presented throughout to a very high standard briefly comprises; Impressive kitchen/dining room with island unit and feature fireplace, WC, utility room, living room with double doors onto the garden, landing, principal bedroom with walk-in wardrobe and en-suite shower room, bedroom two, bedroom three and family bathroom.

Externally, the property is approached via a gated cobbled driveway. To the front is a lawned area with fully stocked borders and a gravel area. To the rear of the property is a good sized garden laid to lawn with raised decked area. Two Winds has the benefit of spectacular views to the front over the Cheshire countryside and offers No Onward Chain.

LOCATION

Kelsall is an extremely popular sustainable semi rural Cheshire village that combines day-to-day convenience with a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has a well regarded primary school which in turn feeds into the nearby Tarporley High School. Within the village there is a large Co-Operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, further shops and an Italian Restaurant. More over there is a recently extended and refurbished community hall, three public houses and a well attended local church. There is also a doctors' surgery. Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. It is an ideal base for the commuter with many commercial centres being easily reached including Chester, Manchester, Warrington and Liverpool. Crewe railway station, Manchester and Liverpool International Airports can also be reached within a 40-45 minute drive.

ENTRANCE HALL

4'10" x 4'0" (1.47m x 1.22m)

With front aspect UPVC obscured glass door and side aspect UPVC double glazed window. Period style radiator. Framed opening into the open plan kitchen/sitting room.



OPEN PLAN KITCHEN/SITTING ROOM

13'4" x 22'3" (4.06m x 6.78m)

With front aspect UPVC double glazed window. Side aspect circular UPVC double glazed window. Tall period style radiator. Fireplace housing wood burning stove with stone hearth and surround. Central island unit with one and half bowl sink with drainer unit and mixer tap. Integrated dishwasher. Range of wall and floor mounted kitchen units with edged preparation surface. Four ring induction hob with multi speed extractor hood above. Single electric oven. Integrated fridge and freezer. Two front aspect UPVC double glazed windows. Recessed spotlights to ceiling. Two ceiling mounted light fittings. Framed opening to utility and to living room.



OPEN PLAN KITCHEN/SITTING ROOM



LIVING ROOM

20'11" x 8'6" (6.38m x 2.59m)

Wall mounted electric fire. Rear aspect UPVC double glazed double doors. Rear aspect UPVC double glazed window. Recessed spotlights to ceiling. Period style radiator.



UTILITY

9'9" x 5'9" (2.97m x 1.75m)

With front aspect UPVC double glazed window. Rear aspect UPVC double glazed door. Floor mounted units with single drainer sink unit with mixer tap. Two ceiling mounted light fittings. Door to w.c.

W.C.

5'11" x 3'2" (1.80m x 0.97m)

With front aspect UPVC double glazed obscured glass window. Low level w.c. Wash hand basin set into vanity unit with mixer tap. Ladder style radiator. Extractor fan. Ceiling mounted light fitting.

FIRST FLOOR

LANDING

15'5" x 3'6" (4.70m x 1.07m)

Side aspect UPVC double glazed window. Ceiling mounted light fitting. Period style radiator. Doors to bedroom 1, 2, 3 and family bathroom.

BEDROOM 1

12'0" x 10'0" (3.66m x 3.05m)

Front aspect UPVC double glazed window. Two double panel radiators. Exposed timbers to ceiling. Two wall mounted light fittings. Fitted wardrobe. Door to en-suite shower room.



BEDROOM 2

8'6" x 10'3" (2.59m x 3.12m)

Rear aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting.



BEDROOM 3

10'6" x 8'7" (3.20m x 2.62m)

Rear aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting.



EN-SUITE SHOWER ROOM

5'10" x 5'7" (1.78m x 1.70m)

Front aspect UPVC double glazed obscured glass window. Fully tiled shower enclosure. Wash hand basin set into vanity unit with mixer tap. Low level W.C. Tiled floor and walls. Exposed timbers to ceiling. Recessed spotlights to ceiling. Extractor fan.

FAMILY BATHROOM

7'11" x 5'9" (2.41m x 1.75m)

Side aspect UPVC double glazed window. Low level W.C. with push button flush. Panelled bath with mixer tap. Shower fitting. Partially tiled walls. Fully tiled floor. Wash hand basin

set into vanity unit with mixer tap. Fitted mirror. Recessed spotlights to ceiling. Exposed timbers to ceiling.



EXTERIOR

The property is accessed via a vehicular access through gates leading onto a beautifully maintained cobbled set driveway which wraps around the front enclosing an attractive area of lawn and central bed. The boundaries are defined by panelled fencing with hedge way to the front whilst to the rear is a larger enclosed garden currently laid to lawn with boundaries being defined by panelled fencing and mature hedges with a slightly elevated area of decking providing excellent outdoor entertaining space.



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.



VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

ROUTE

Leaving the Agents' Tarporley office continue along the High Street in the direction of Chester, passing the right hand turn up Forest Road and take the next right onto Utkinton Lane. Continue along Utkinton Lane passing through the village of Utkinton until reaching a 'T' junction with the Willington Hall Hotel in front of you. Take a right hand turn and follow the road through Willington until reaching a crossroads with Church Street. Take a left hand turn onto Church Street and follow to the bottom taking a right hand turn onto Flat Lane passing the School on the right hand side where the property can be found on the right hand side.

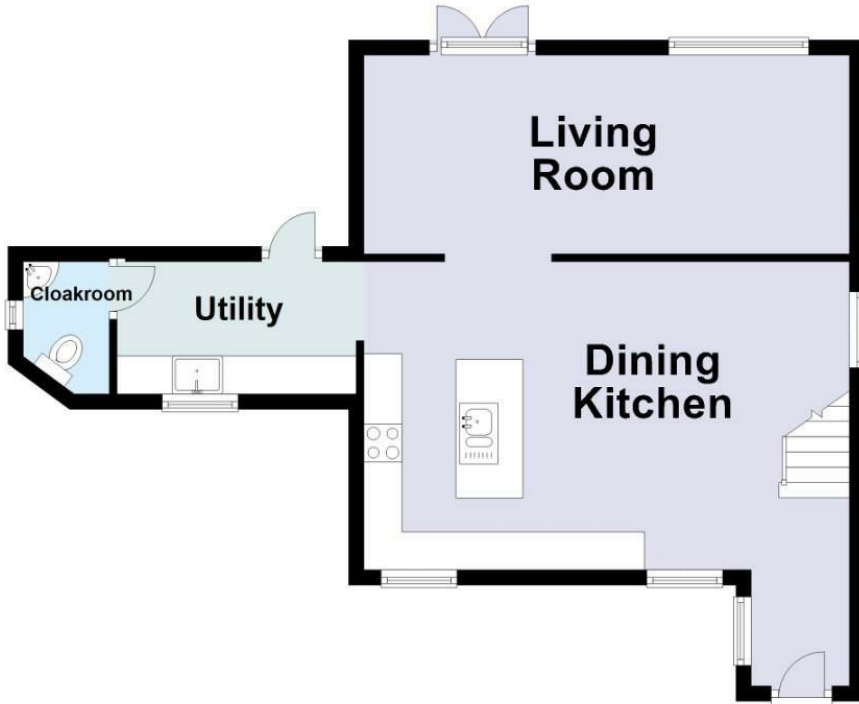
ANTI MONEY LAUNDERING (AML)

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.



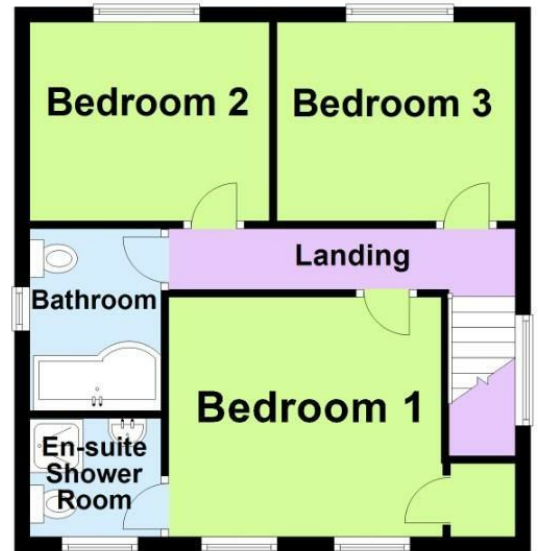
Ground Floor

Approx. 52.8 sq. metres (568.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

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

Two Winds, Flat Lane, 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		60	72
(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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