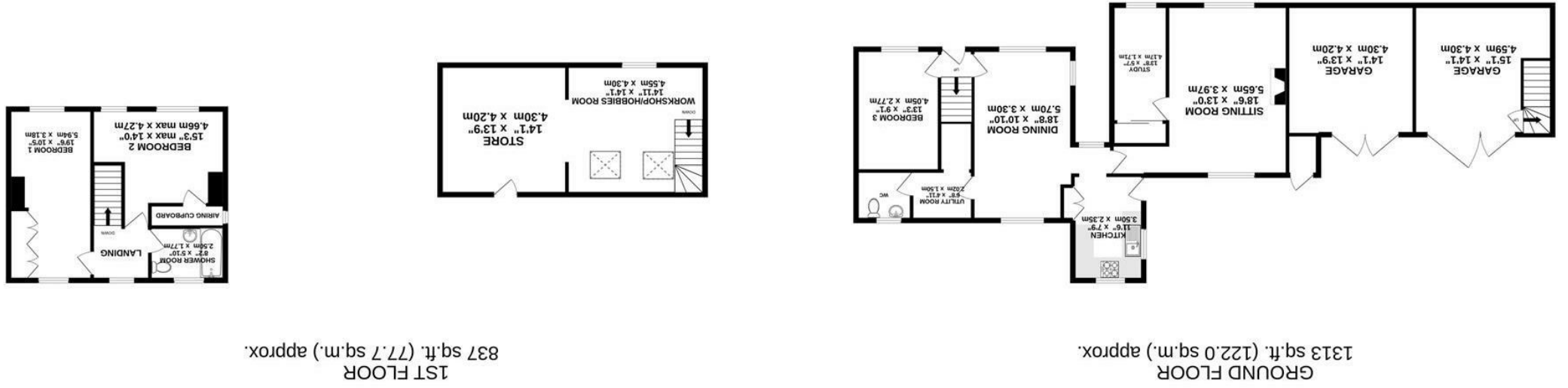


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

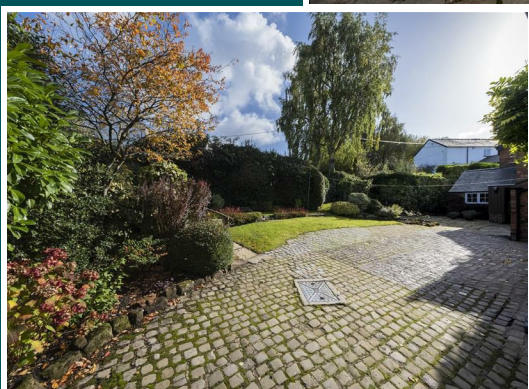
www.wrightmarshall.co.uk
 knutstord@wrightmarshall.co.uk
 Tel : 01565 621624

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022

TOTAL FLOOR AREA : 2149 sq.ft. (199.7 sq.m.) approx.



£375,000



STANIFORD BROOKSIDE
 KINGSLEY
 FRODSHAM
 WA6 8BG

3 1 2 D
 COUNCIL TAX BAND: F



A three bedroom detached cottage with an adjoining two storey barn, offering fantastic versatility for a work or hobby space, or potential for conversion.

The house and barn combined measure nearly 2150 sq ft in all, and occupies a delightful village centre location on the edge of Delamere Forest.

DESCRIPTION

Stanford is an attractive detached period house occupying a superb position close to the heart of the village of Kingsley.

The house, which is a charming double fronted residence, with a modern extension linking a two storey barn, offers good versatility, with adaptable garaging and workshop space that could provide an opportunity for conversion.

Within the main house there are two principal reception rooms, one with an adjoining study, a fitted kitchen, utility room, WC and a third reception room or ground floor bedroom, plus two very generous double bedrooms and a shower room located on the first floor.

The adjoining two story barn offers potential for ancillary accommodation, work or leisure space, subordinate to the house, that could perhaps become integrated subject to obtaining any necessary permission.

LOCATION

Kingsley is one of the most sought after villages in this part of Cheshire and remains popular due to it's thriving village community, close proximity to open countryside and Delamere Forest. There are a great range of local facilities including village store/Post Office, two popular schools, local churches, pharmacy, doctors surgery and pub. The nearby towns of Frodsham and Northwich provide a wide range of shops and services. The road, rail and motorway networks allow easy access to the region's commercial centres making this an ideal commuter location.

ACCOMMODATION

ENTRANCE HALL

Hardwood entrance door to front with semi circular window and stairs leading to the first floor.

DINING ROOM

Windows to front, side, and rear elevations.

INNER HALL / UTILITY

Space and plumbing for a washing machine and tumble dryer. Door to:

WC

Low-level WC and wall hand wash basin. Window to rear elevation.

GROUND FLOOR BEDROOM

Sash window to the front elevation.

SITTING ROOM

Windows to front and rear elevations with secondary double glazing. Central exposed brick fireplace with a tiled hearth housing a gas fire. Door to:

STUDY

Window to the front elevation with secondary glazing. built-in storage cupboard with sliding doors and loft access to the roof void.

KITCHEN

Fitted with an attractive range of hand built pine cabinets with contrasting worktops incorporating a stainless steel single drainer sink unit. Space and connection for a gas cooker and space for an undermount refrigerator. Window to side with secondary glazing and window to rear. Entrance door to side leading out to the courtyard and gardens.

FIRST FLOOR LANDING

Window to the rear elevation.

BEDROOM ONE

Windows to front and rear elevations. Two built-in wardrobes with double doors and cupboards above.

BEDROOM TWO

Windows to the front elevation, one with secondary glazing. Door to airing cupboard with window to the side.

SHOWER ROOM

Large shower enclosure with electric shower over, pedestal wash basin and low-level WC. Opaque window to the rear elevation.

ADJOINING BARN

A superb two story barn comprising of two garages, located off an attractive granite set courtyard with accommodation above divided into two generous rooms.

OUTSIDE

The property sits on a very pretty stretch of the road accessed via a paved set driveway which in turn leads to a central courtyard located between the house and barn. There are charming cottage gardens which are modest in size but very pretty.