

MEADOW HOUSE

Kelsall | CW6 0RY



**HINCHLIFFE
HOLMES**



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Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctor's surgery, new Well Being Hub and medical centre, vets' practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition, there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway

sandwich/coffee bar known as The Greedy Pig.

For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

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 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'.

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. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - 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.

GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Conservatory
Breakfast Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

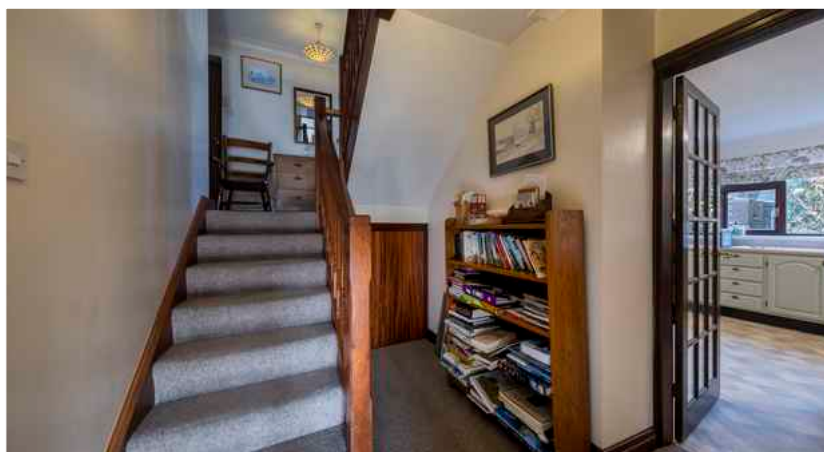
Garage
Parking
Gardens















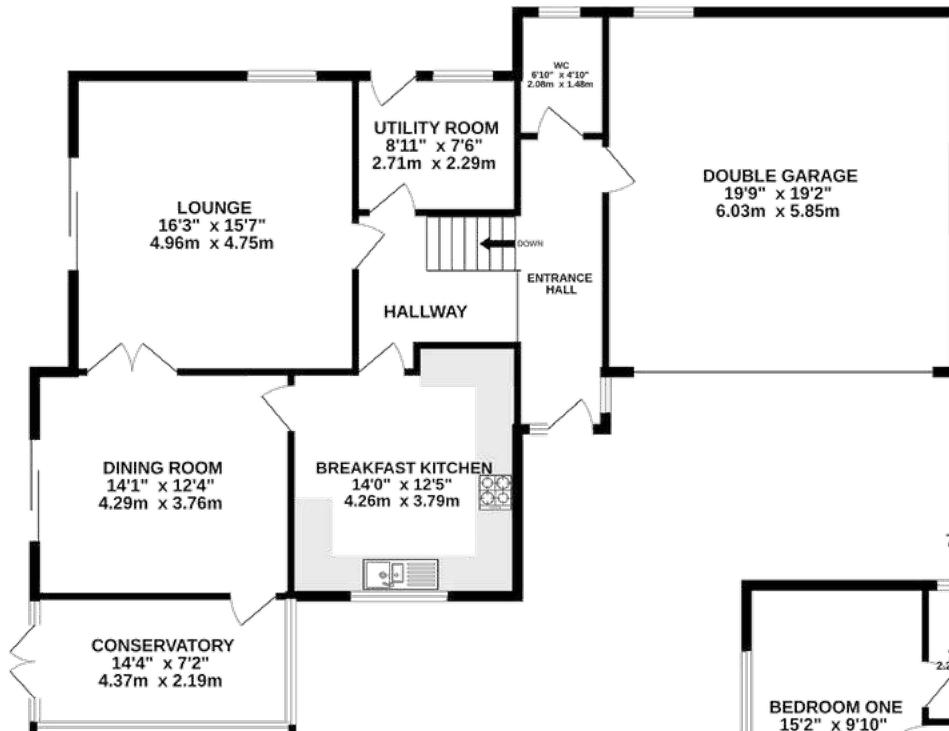








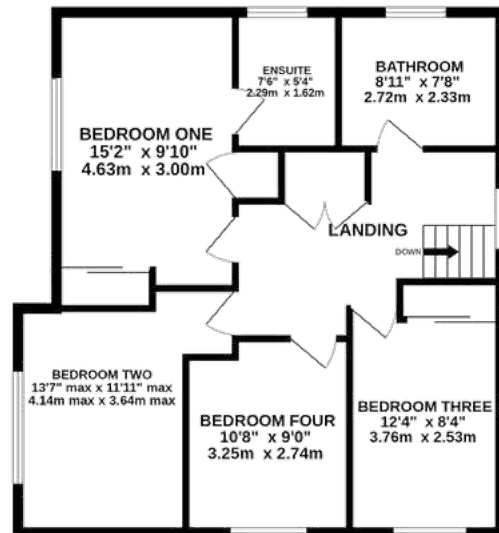
GROUND FLOOR
1316 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.6 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected. Please note: The property also has solar panels for the hot water.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


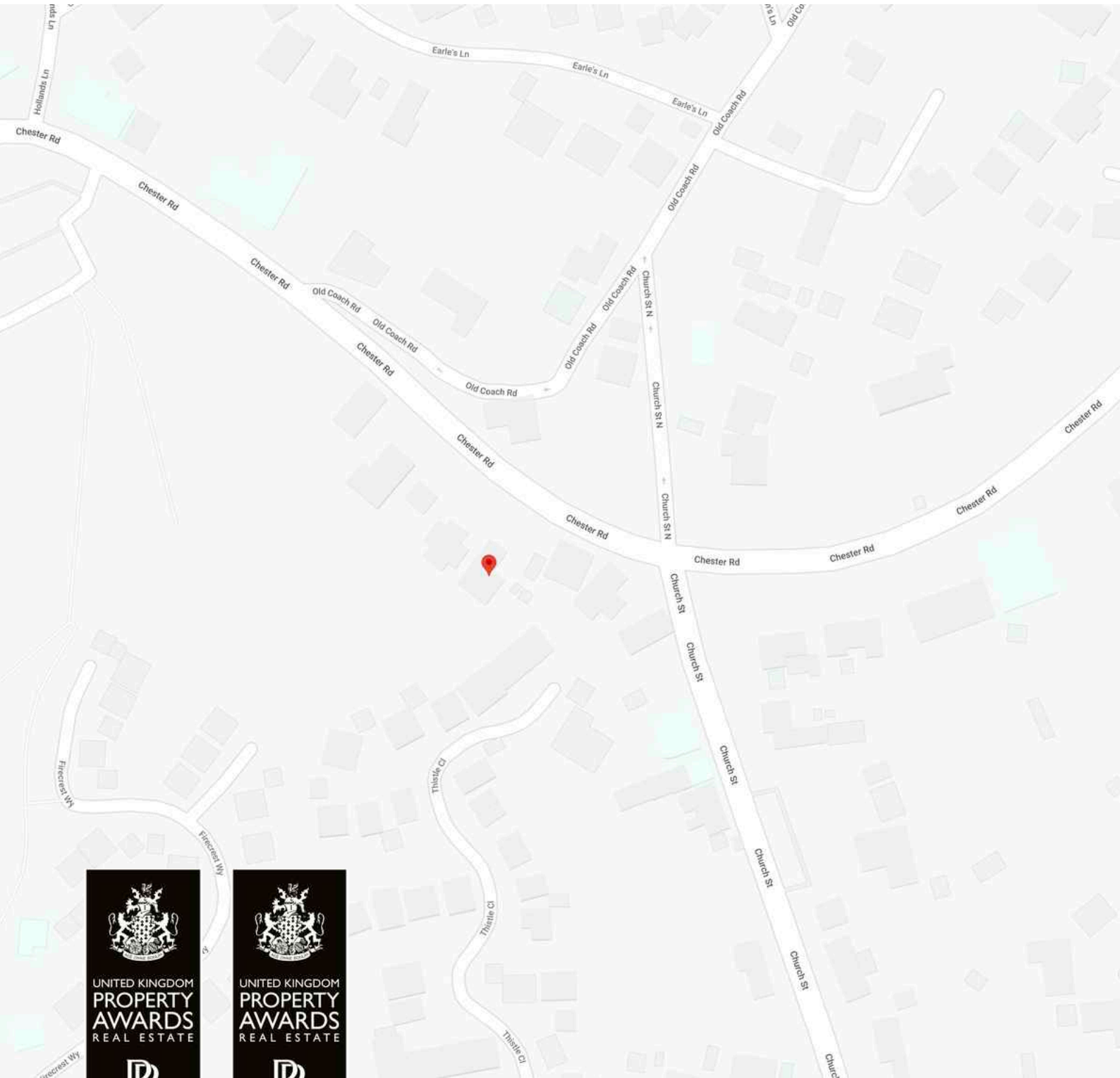
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PEA WOOD

★★★★★
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SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd
2022-2023



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The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



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An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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LAND & NEW HOMES | PROPERTY MANAGEMENT**

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