

# PEBBLE COTTAGE

Willington Corner | Willington | CW6 9NF



**HINCHLIFFE**  
**HOLMES**



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Willington is one of the area's most highly regarded villages and is renowned for its wonderful setting amidst some of Cheshire's most spectacular countryside. Within walking distance of the property is The Boot public house and also Willington Hall which has a restaurant, event facilities and also a Riding School. Willington is conveniently located just 1 mile from Kelsall and 3 miles from Tarporley village centre.

Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally,

Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

Nearby 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-op convenience store with internal Post Office, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. In the centre of the village are playing fields with 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. For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby 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.



































LOVE

















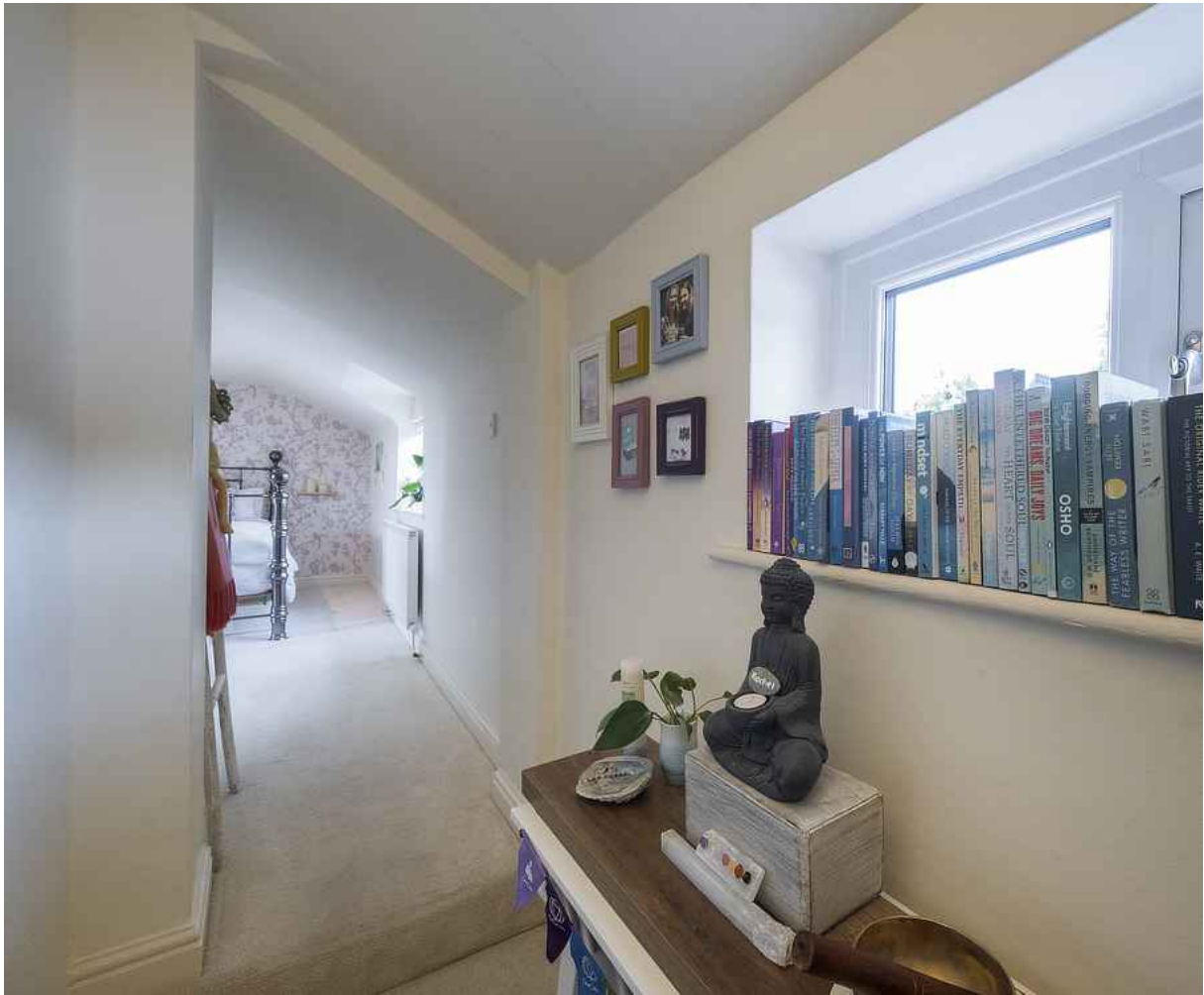


































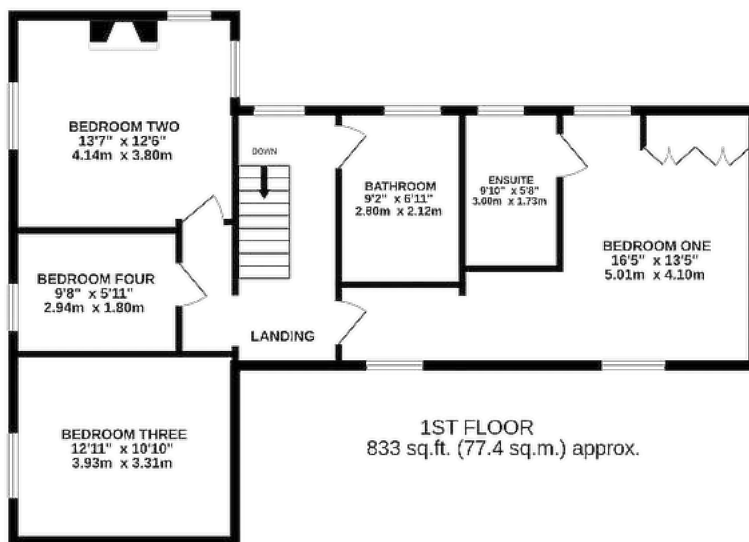
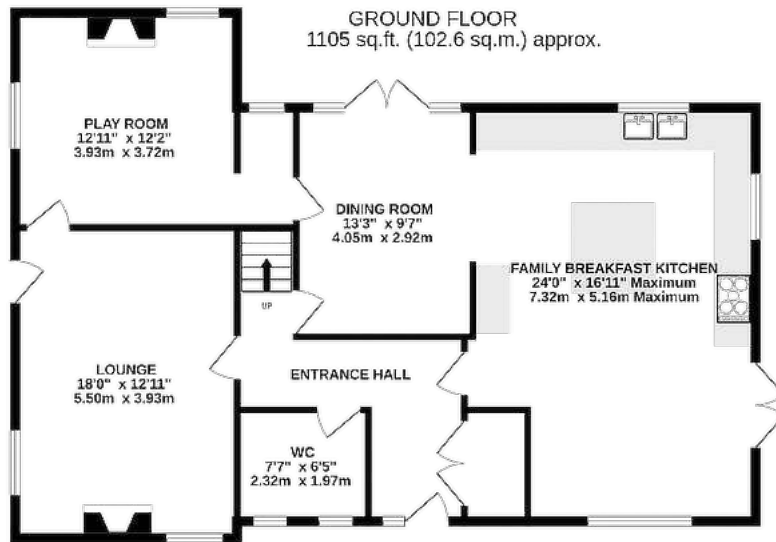












TOTAL FLOOR AREA: 1938 sq.ft. (180.0 sq.m.) approx.



**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.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band F.

Planning Permission Granted for the construction of a new outbuilding to accommodate garage and ancillary accommodation to the main house (18/02357/FUL).

**POSSESSION**


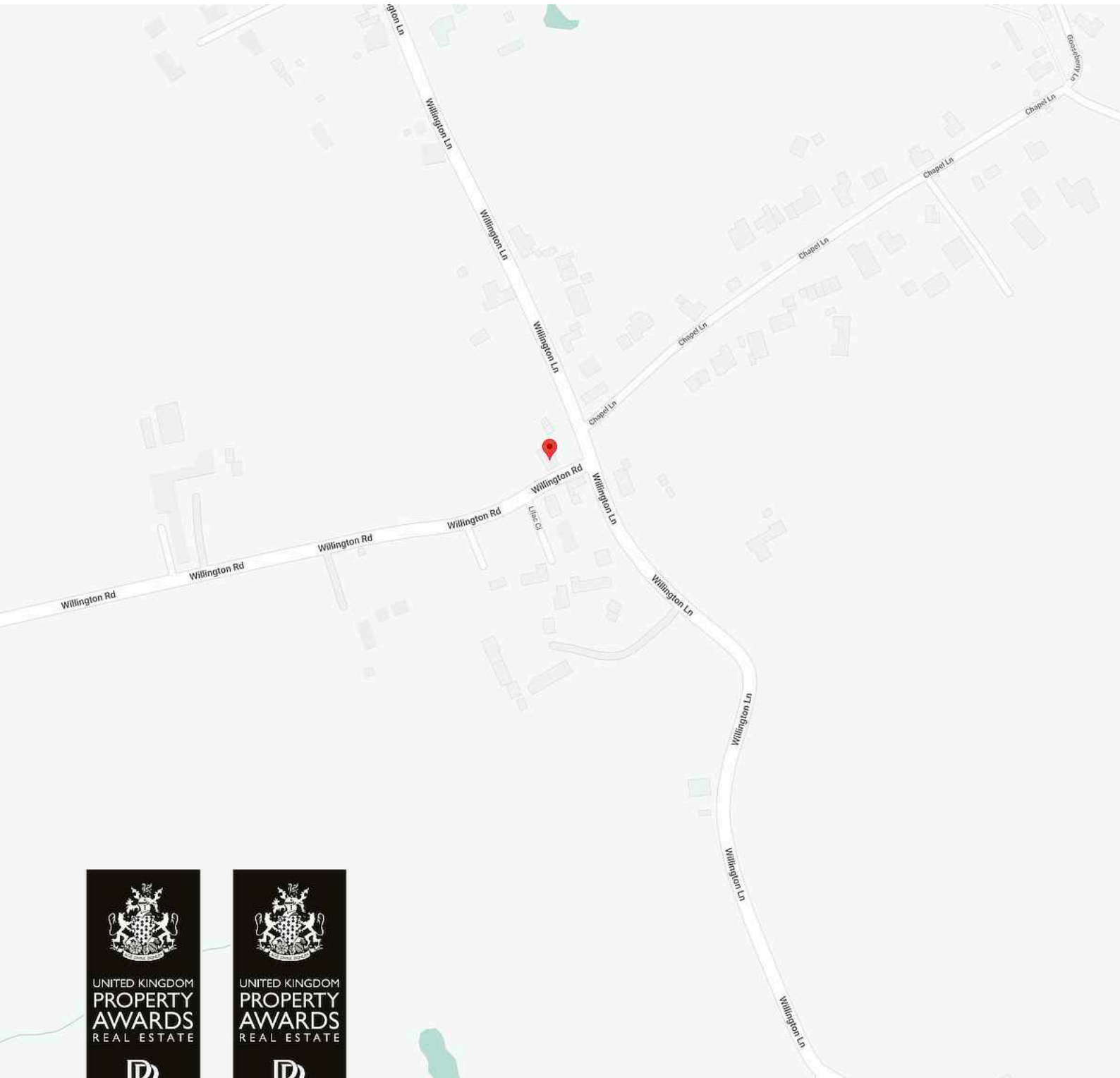
Vacant possession upon completion.

**VIEWING**


Viewing strictly by appointment through the Agents.

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
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Hinchliffe Holmes Ltd

2022-2023



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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.

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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**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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