



HINCHLIFFE  
HOLMES



3 OLD PALE HEIGHTS





**GROUND FLOOR**

Reception Hall  
Lounge  
Study - Additional Utility  
Dining Kitchen  
Utility Room  
Cloakroom  
WC

**FIRST FLOOR**

Landing  
Bedroom One  
En-suite  
Walk in Wardrobe  
Bedroom Two  
En-suite  
Bedroom Five  
Bathroom

**SECOND FLOOR**

Bedroom Three  
Bedroom Four

**OUTSIDE**

Garage  
Parking  
Gardens

# 3 OLD PALE HEIGHTS

Stoney Lane | Kelsall | CW6 0GL

Situated in a most sought-after quiet picturesque location and positioned on a luxury gated executive development, an outstanding and beautifully presented barn conversion with superb flexible accommodation extending to approximately 3,500 sq.ft. and many quality features throughout. Professionally landscaped private gardens, driveway providing off road parking for several vehicles and garage with mezzanine storage above.

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 WellBeing 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.

































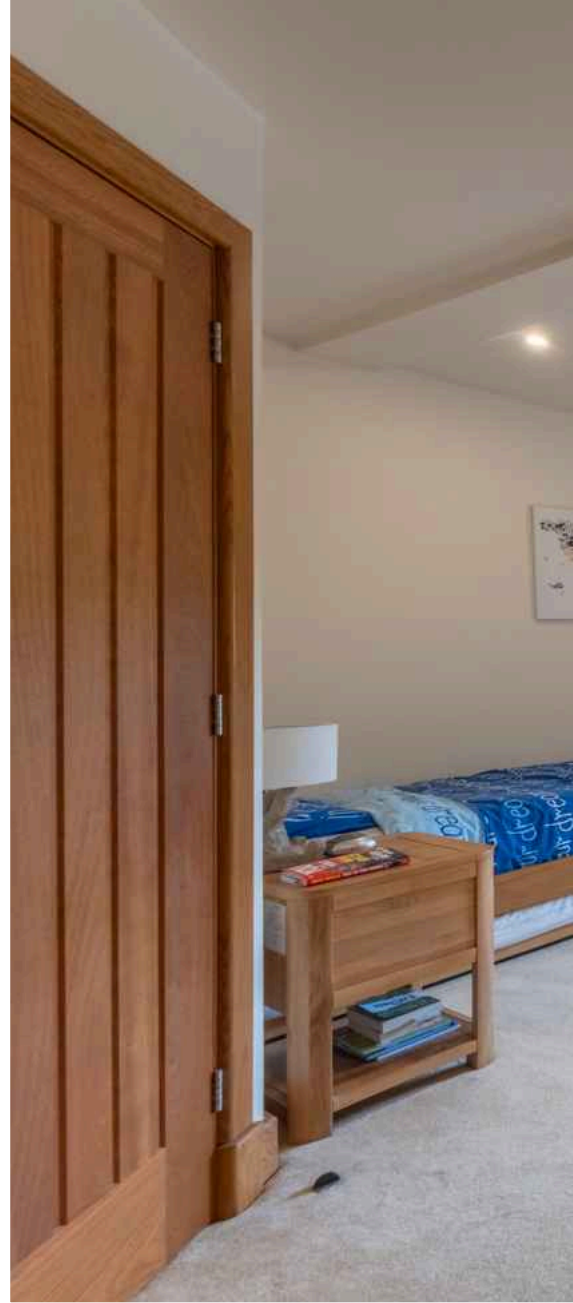




















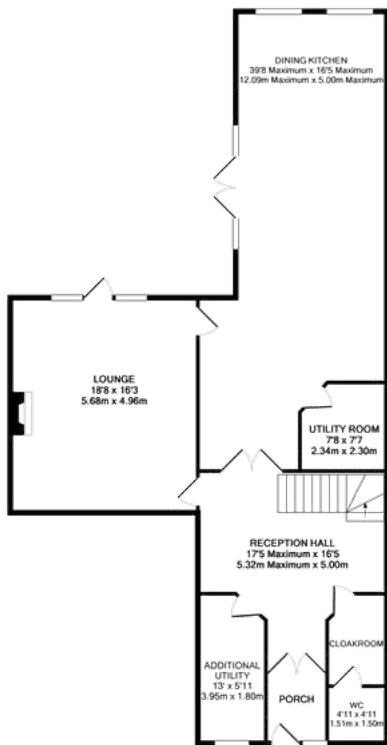




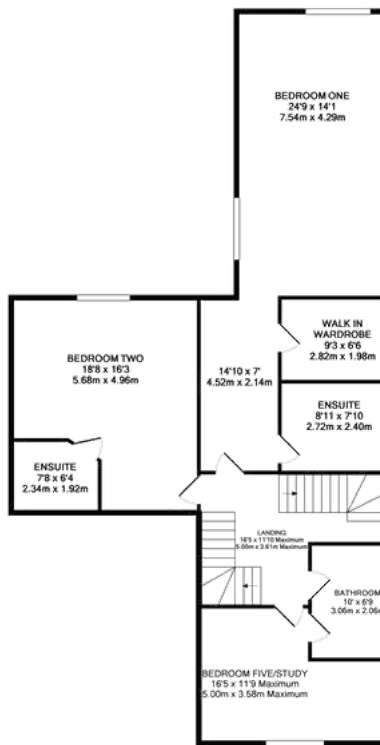




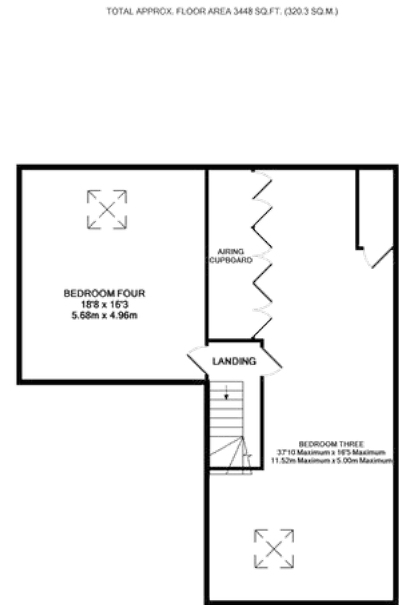




GROUND FLOOR  
APPROX. FLOOR  
AREA 1262 SQ. FT.  
(117.3 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1262 SQ. FT.  
(117.3 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 923 SQ. FT.  
(85.8 SQ. M.)



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, LPG central heating and private drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band G.

**POSSESSION**

Vacant possession upon completion.


**VIEWING**

Viewing strictly by appointment through the Agents.


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★


BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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P&A WOOD

★★★★★


BEST ESTATE AGENT  
CHESHIRE

Ben Hinchliffe

2022-2023



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Hinchliffe Holmes Ltd

2022-2023



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2023-2024



The **Negotiator**  
*Awards 2022*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023

**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

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.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted



# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.







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**

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

**TARPORLEY OFFICE**

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