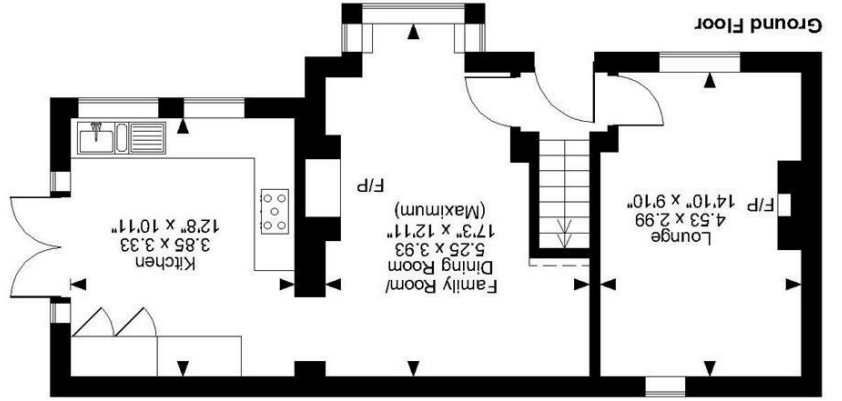
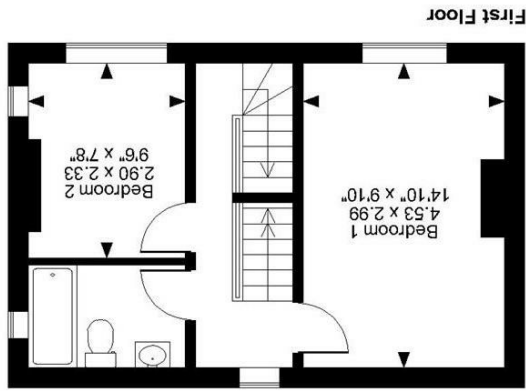
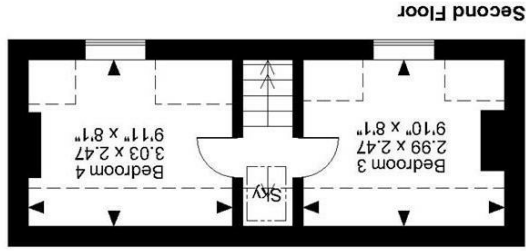
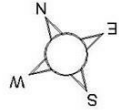


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Rose Cottage - Quarry Lane, Kelsall
Approximate Gross Internal Area
956 Sq Ft/89 Sq M



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	60
Potential	80



Rose Cottage
Quarry Lane
Kelsall
Cheshire
CW6 0PD



Asking Price
£415,000

Situated in an envious, elevated position with far reaching views across Cheshire and the Welsh hills, this attractive Sandstone cottage has been carefully re-styled to offer modern conveniences wrapped up in period charm. On approach along Quarry Lane, you are greeted by the diverse mix of properties on route to Rose Cottage perched high ahead, as you arrive you will find a convenient private parking bay and stone steps leading up to the front door.

Rose Cottage offers wonderful symmetry with a central staircase and well-proportioned rooms either side, to the left of the hallway is a cosy lounge with cast iron fireplace and rose stained glass window and to the right a second reception room that could be used for formal dining or family room/snug, this leads through into a surprisingly spacious and modern kitchen, thoughtfully re-designed to include grey Shaker style cupboards and drawers topped with Marble effect work tops and light Oak effect flooring, two windows combined with double patio doors allow this room to be flooded with natural light and provide outstanding views.

Continue upstairs to find versatile accommodation by way of four bedrooms over two floors, on the first floor are the generous master bedroom, a second dual aspect double bedroom and the bathroom which has a modern white suite with shower over the bath. On the second floor are two further bedrooms both with feature exposed Sandstone wall and dormer windows providing the best views in the house.

Venturing outside you can't fail to be impressed with the views from the perfectly positioned terrace, a wonderful spot for outdoor dining and entertaining and surrounded by a sloped lawn garden and a variety of mature shrubs and plants.

Property Information

Tenure: Freehold

Heating: Gas

Council Tax Band: D

Broadband: Yes

Mobile Signal: Yes

Parking: Yes

Rights or Restrictions: No

