



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	
	65	88

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.

74 Old Coach Road, Kelsall

Approximate Gross Internal Area: 854 sq. ft 79 sq.m

Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

For illustrative purposes only - not to scale. The position and size of doors, windows, windows, windows and other features are appropriate only.



Aberfoyle - 74 Old Coach Road  
Kelsall  
Cheshire  
CW6 0RA



Asking Price  
£370,000



Aberfoyle, 74, Old Coach Road, Kelsall, Cheshire, CW6 0RA

Set back from the grass verges of Old Coach Road, behind a gently sloping private driveway and garden framed by the foliage of evergreen hedgerows, Aberfoyle instantly conjures an enticing introduction. The rich dark grey of its canopied doorway and window frames lend a sympathetic yet contemporary contrast to its whitewashed façade, while inside beautifully chosen heritage hues blend with the warming balance of timber tones.

With a feature patterned wall stretching upwards and a brilliant study/desk area tucked beneath the stairs, an impressively sized hallway sets the tone for the sense of style and space that flows throughout. To its side an attractive lounge with plush grey carpeting creates a relaxing space to spend time together. Leafy views of the frontage add a lovely backdrop, tastefully chosen wall lights illuminate the space at night and a subtle accent wall lends a discerning finishing touch.

Naturally flowing and offering a seamless connection to the south-east facing garden, the excellent dining area and kitchen combine to give a delineated yet open plan feel that’s ideal for both daily life and catching up with friends and family. Sliding doors in the inviting dining area make it irresistibly tempting to step out on the patio and the exemplary kitchen is fully fitted with first class Shaker cabinets. Solid wood countertops extend to form bar stool seating that both defines and unites each area of this outstanding space, a notable array of integrated appliances includes a duo of Bosch tower ovens and whilst a sleek black glass splashback reflects sunlight around the room, a white ceramic sink offers further example of the superior detailing. With the addition of a feature multi-fuel log burner and electric underfloor heating this fantastic space is warm and inviting all year round. Adding functionality to this sociable layout, a fitted utility and a modern ground floor cloakroom room sits discreetly hidden to the rear.

Upstairs a beautiful light filled main bedroom has an expansive wall of floor to ceiling fitted storage and a charming seating nook adds a peaceful place to sit and unwind. With far-reaching views of the landscape, a more than generous second bedroom sits to the rear looking out over the garden with tasteful groove door wardrobes which supply ample storage. Adding a final touch of luxury, a sublime family bathroom is arranged in sumptuously glossy tile setting punctuated by glass mosaics and has a rich wood effect panelled bath with an overhead waterfall shower and glass screen.

Outside the sliding doors of the dining area pull back to allow the paved patio of the south facing garden to become an easy flowing extension of the house, giving daily life every excuse to filter out into the fresh air. Ideally sized for al fresco entertaining or the simple pleasures of a morning coffee or afternoon siesta this superbly sized and secluded space reaches down to an established lawn where a duo of Camellia trees add an elegant pop of colour. A palm tree lends a coastal feel and a blossom tree adds to the quintessential cottage charm. To the rear a second seating space maximises your time in the summer sun and a large timber shed stores barbeques and garden furniture neatly away in the milder months.

At the front of the property, high hedgerows give a cherished level of privacy to a notably proportioned garden with a further lawn and flowerbeds. Extending down to the side, a broad driveway has private off-road parking space.

