



# Marsh Green Cottage

Kingsley | Nr Frodsham



**LARCH**  
PROPERTY



# Marsh Green Cottage

Mill Lane, Kingsley  
Nr Frodsham WA6 8HJ

A delightful, spacious, three-bedroom cottage with exceptional south facing gardens and abutting 4.76 acre paddock

## ACCOMMODATION IN BRIEF

- Entrance Hall
- Separate WC
- Kitchen/Dining Room
- Living Room
- Three Bedrooms
- Family Bathroom
- Family Shower Room
- Detached Garage with Office space and store
- Large Timber Summer House
- Green Houses, Vegetable Patch, Orchard and landscaped gardens in all about 0.77 of an acre
- Lot 2: 4.76 acres (1.92 Ha) paddock with separate gated entrance, ideal for the equestrian or smallholder

**FOR SALE AS A WHOLE OR IN TWO SEPARATE LOTS**

## DESCRIPTION

Marsh Green Cottage is the most delightful, semi-detached house which has a suite of large light rooms, with good ceiling height and much charm. The entrance hall leads to the huge living room with white painted beams and sliding, south facing doors out onto a walled courtyard with formal parterre.



The kitchen dining room is also generously proportioned with a further set of east facing sliding doors enabling the kitchen to bathe in the morning light. The kitchen has space for a large dining table, with wooden wall and floor units, and space for cooker and white goods. A door from the kitchen leads through to the separate WC and a ground floor shower room.

The first floor has three good sized bedrooms, the two larger bedrooms enjoy the southerly views over the wonderful gardens and paddock land beyond. The family bathroom is also a good size, fitted with white fittings and a shower above the bath.

### GARDENS & GROUNDS

The Cottage is approached by a sweeping driveway leading to a large parking and turning area for numerous cars to the front of the garaging. The front garden is east facing and easy maintenance, with a large, gravelled area accessed from sliding doors from the kitchen.

The gardens are truly outstanding and a real feature of this property. They lie predominately to the side/south facing elevation and consist of a beautiful gravelled terrace accessed from sliding doors from the living room. The gravelled terrace leads out, via a brick set path, to a formal parterre with dwarf box hedging enclosing formal flower beds. This whole courtyard area is mainly enclosed by a high mellow red brick wall with a porthole to see through to the further lawns. The large timber Summer House overlooks this area and would make an ideal office. A timber arbour leads to an ornate wrought iron gate which opens into the larger manicured lawned area.

These lawns have a further seating area, with brick wall behind, and flower borders surrounding, providing a sun trap to enjoy the views of the garden and paddock beyond.





The lawns have an oblong water pool, with a gravel path abutting a large herbaceous border with mixed hedged boundary. The path leads to a wooded dell with bulbs and Helleborus under planted. There is a gated entrance to the large Vegetable Patch with two Green Houses, numerous timber stores and a further Orchard area.

There is a brick-built garage that is carved up to offer office space and a small store room.

### PADDOCK LAND – LOT TWO

**What 3 Words** for the gated entrance:  
**month.masses.saturate**

The paddock land has its own separate gated entrance off Roddy Lane and also abuts the gardens. The paddock consists of 4.76 acres (1.92 Ha) and is level in nature with unspoilt grassland, surrounded by stock proof fencing, with water. This paddock would be ideal for the equestrian or hobby farmer, or simply giving a family space to play games and walk their dogs.

### LOCATION

Kingsley village is extremely popular and for good reason, there is a large Co-Op /Post Office, dispensing chemist, two popular primary schools, a village pub, two Churches and an active community centre. There is also a cricket club and tennis club. There is an excellent selection of state schools in the area and for those seeking private education The Grange, Kings, Queens and Abbeygate College are all within easy reach.

The village lies close to Delamere Forest which offers over 2,000 acres of walking, cycling and horse riding right on the doorstep.

Other excellent recreational facilities in the area include a number of superb golf courses at Helsby and Delamere, as well as the Sandstone Trail and Manley Mere, which is renowned for its water sports.



The charming market town of Frodsham just 3.6 miles away, offers a good selection of shops, restaurants, a Post Office, doctors and dental surgeries as well as a train station. The town of Northwich which has a superb multi-screen cinema, numerous supermarkets, and an impressive retail offering and is only a short drive away.

The road, rail and motorway networks allow access to the North West, being a short drive away from the M56, M53 and M6 enabling an easy commute to Chester, Warrington, Liverpool and Manchester, which are all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than two hours. Liverpool John Lennon and Manchester International Airports are both within easy reach. Railway stations are found at Frodsham, Acton Bridge, Delamere, Crewe and Chester.

#### DISTANCES IN APPROX MILES:

Frodsham 3.6m | Northwich 7m | Chester 13m

#### DIRECTIONS

**Postcode:** WA6 8HJ

**What 3 Words:** slide.giraffes.common

From the centre of Kingsley proceed in a northerly direction through the village towards Frodsham. Once through the village turn right onto the B5153, where the entrance to Marsh Green Cottage will be found after approximately half/ three quarters of a mile on your righthand side, clearly marked by a for sale board.

#### PROPERTY INFORMATION

**TENURE:** Freehold

**EPC:** D

**SERVICES:** Mains water, electricity, drainage, oil fired central heating, mains gas to the house which serves the gas cooker, broadband.





**LOCAL AUTHORITY:** Chester West & Chester

**COUNCIL TAX BAND:** F

**AGENTS NOTE:**

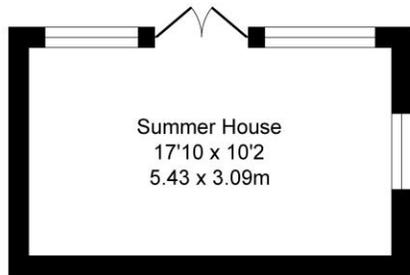
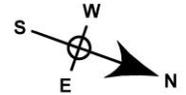
- The sale of Lot 2 will be subject to a clawback clause, granting the vendors and their successors in title to the land, 10% of any uplift in market value should planning consent be obtained for a change of use for the land from agricultural purposes. The clawback will be for a period of 15 years and payable on the earlier of (i) implementation of the planning consent for a change of use for the land from agricultural purposes, (ii) sale with the benefit of such consent and (iii) if planning consent for more than one dwelling is granted.
- Lot 2 will not be sold until a sale has been agreed on Lot 1



# Marsh Green Cottage

Total Approx. Floor Area 1660 Sq.ft. (154.2 Sq.M.)

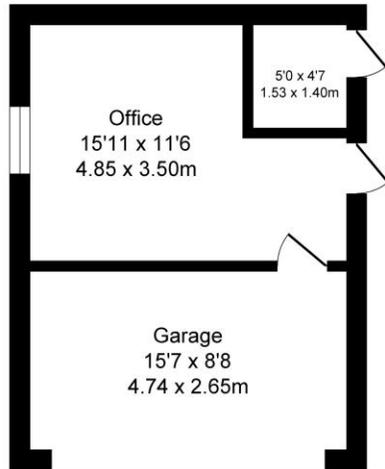
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Summer House  
17'10 x 10'2  
5.43 x 3.09m

Outbuilding

Approx. Floor Area 180 Sq.Ft (16.7 Sq.M.)



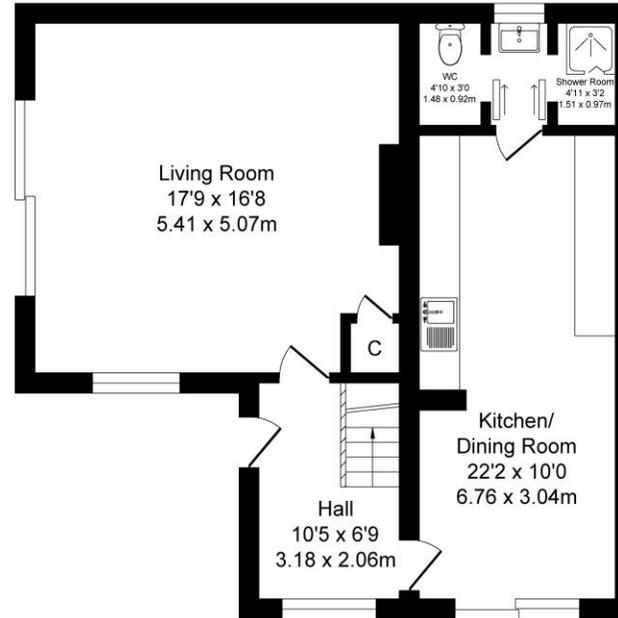
Office  
15'11 x 11'6  
4.85 x 3.50m

5'0 x 4'7  
1.53 x 1.40m

Garage  
15'7 x 8'8  
4.74 x 2.65m

Garage

Approx. Floor Area 321 Sq.Ft (29.8 Sq.M.)



Living Room  
17'9 x 16'8  
5.41 x 5.07m

WC  
4'10 x 3'0  
1.48 x 0.92m

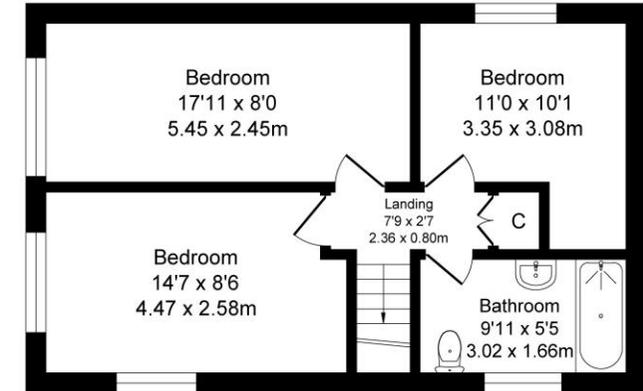
Shower Room  
4'11 x 3'2  
1.51 x 0.97m

Hall  
10'5 x 6'9  
3.18 x 2.06m

Kitchen/  
Dining Room  
22'2 x 10'0  
6.76 x 3.04m

Ground Floor

Approx. Floor Area 676 Sq.Ft (62.8 Sq.M.)



Bedroom  
17'11 x 8'0  
5.45 x 2.45m

Bedroom  
11'0 x 10'1  
3.35 x 3.08m

Landing  
7'9 x 2'7  
2.36 x 0.80m

Bedroom  
14'7 x 8'6  
4.47 x 2.58m

Bathroom  
9'11 x 5'5  
3.02 x 1.66m

First Floor

Approx. Floor Area 483 Sq.Ft (44.9 Sq.M.)



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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)

Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

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