



**RESTHARROW, WILLINGTON LANE, KELSALL, CW6 0PR**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# Restharrow, Willington Lane, Kelsall, CW6 0PR

**A striking and distinctive individual detached house, extending to over 2500 sq ft of excellent accommodation, set in private gardens, with detached double garage and ideally located within strolling distance of school, shops and village amenities.**

The sale of Restharrow presents buyers with a very rare opportunity to acquire an outstanding individual detached house. The property has undergone a total renovation which has been unstinting in its attention to detail and use of high grade building materials. Benchmarks of this quality include Duravit bathroom suites, Hansgrohe taps, Velfac windows, engineered oak flooring in the family room and a comprehensively equipped kitchen with excellent Baumatic appliances.







The layout has been superbly designed and optimised for family living. Due to the sheer amount of size on the ground floor (circa 1600 sq ft) there is tremendous versatility and the obvious potential to adapt to suit different requirements. The accommodation opens with an impressive entrance hall that gives access to a large living room and the dining/garden room. The dining/garden room is in itself a spacious and impressive living area whilst also providing a clever link to the remaining ground floor accommodation.

The breakfast kitchen/family room is the unquestionable highlight of the house extending to over 34 ft in length and having light flooding in from three sides and truly represents the very best in modern day design and finish. At the back of the house there is a very versatile living space referred to in these details as the entertainment room.

The obvious potential uses include media room or alternatively an area that could be utilised as a ground floor annexe. This last option is particularly relevant as next to the entertainment room is a study that could become an en suite to an annexe if required.

At first floor level the accommodation continues to impress. The master bedroom suite comprises a spacious dressing room with fitted wardrobes, superb en suite shower room and bedroom area that overlooks the rear garden. The second bedroom is again a large double with its own en suite shower room. Two further double bedrooms are served by a family bathroom.



Externally the house sits in a plot that in total extends to 0.349 acre. To the front there is ample off road parking, a detached double garage with eaves storage potential and a good sized area of lawn. The rear garden is an excellent feature of the property due to the fact that it enjoys excellent levels of seclusion and privacy. It is principally laid to lawn, has a large timber decking area and is of a generous size.

In summary, this is one of the finest properties to come to the market this calendar year, is offered with no chain and viewing is absolutely essential.

### LOCATION

Kelsall is an extremely popular sustainable semi rural Cheshire village that combines day-to-day convenience with a superb position amidst some of Cheshire's most picturesque countryside. 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. Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, and further shops. More over there is a recently extended and refurbished community hall, three public houses and a well attended local church. There is also a doctors' surgery within walking distance of the house. Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. It is an ideal base for the commuter with many commercial centres being easily reached including Chester, Manchester, Warrington and Liverpool. Crewe railway station, Manchester and Liverpool International Airports can also be reached within a 40-45 minute drive.





### ENTRANCE HALL

22' 0" x 7' 5" (6.71m x 2.26m) Glazed front entrance door with large windows either side and over. Staircase rising to first floor with spindles balustrade. Double panel radiator. Recessed ceiling spotlights. High level fuse box cupboard. Wall light point. Door to understairs storage cupboard. Door to living room and double width glazed doors to dining/garden room.

### LIVING ROOM

15' 3" x 14' 10" (4.65m x 4.52m) Front and side aspect windows. Three wall light points. Double panel radiator. Door to entrance hall.

### DINING/GARDEN ROOM

13' 8" x 13' 2" (4.17m x 4.01m) Double width glazed doors leading to entrance hall. Framed opening to breakfast kitchen/family room. Doors to utility room, entertainment room and door with matching side panels opening onto timber decking area and overlooking rear garden. Double width cupboard with shelving and power sockets.



### BREAKFAST KITCHEN/FAMILY ROOM

34' 3" x 13' 4" (10.44m x 4.06m) A stunning open plan living space providing the perfect focal point for family living and having the advantage of windows to front, side and rear. The kitchen comprises an extensive range of contemporary white wall and floor cupboards together with sliding drawers and matching preparation surfaces throughout. Integrated Baumatic oven with Baumatic four ring ceramic hob over complete with multispeed extractor hood and splashback. Baumatic oven and microwave. One and half bowl Lamona sink with drainer unit and chrome mixer tap. Integrated Baumatic dishwasher. Integrated refrigerator. Integrated freezer. Deep pan storage drawers. Recessed ceiling spotlights. Engineered oak flooring.

Family room with two double panel radiators. Four wall light points. Wall mounted plug sockets. Engineered oak flooring.





#### UTILITY ROOM

9' 0" x 5' 9" (2.74m x 1.75m) Floor level cupboards. Matching work surface. One and half bowl Lamona stainless steel sink with chrome mixer tap and drainer unit set beneath side aspect window. Baxi Advanta plus boiler. Tiled surrounds to preparation surfaces. Tiled floor. Door to dining/garden room and doors to cupboard housing Tornado water cylinder and cloakroom.

#### CLOAKROOM

6' 2" x 2' 9" (1.88m x 0.84m) Fitted with a Duravit suite with low level WC and wall mounted wash hand basin with chrome mixer tap. Half tiled walls. Double panel radiator. Fully tiled floor. Ceiling spotlights.

#### ENTERTAINMENT ROOM

17' 2" x 14' 7" (5.23m x 4.44m) An excellent and very versatile living space with double panel radiator. Full height windows overlooking the garden and opening on to the decking area. Glazed door to family/dining room. Door to study. Recessed ceiling spotlights.

#### STUDY

14' 7" x 6' 9" (4.44m x 2.06m) Side and rear aspect windows. Double panel radiator. Ceiling spotlights.





## FIRST FLOOR

### LANDING

8' 4" x 6' 1" (2.54m x 1.85m) Double panel radiator. Ceiling spotlights. Access to loft space. Double width built in cupboard. Doors to four bedrooms and family bathroom.

### MASTER BEDROOM SUITE

The master bedroom comprising a dressing room, bedroom area and en suite shower room.

### DRESSING ROOM

13' 4" x 7' 3" (4.06m x 2.21m) Floor to ceiling built in wardrobes. Side aspect window. Double panel radiator. Access to bedroom. Door to landing. Door to en suite shower room.

### EN SUITE SHOWER ROOM

9' 6" x 5' 6" (2.9m x 1.68m) Fitted with a superb Duravit suite comprising low level WC with concealed cistern and push button flush. Vanitory unit with drawer and chrome mixer tap and double width shower enclosure with soaker head and separate shower spray. Recessed ceiling spotlights. Fully tiled walls. Heated chrome towel rail/radiator.

### MASTER BEDROOM

13' 4" x 10' 9" (4.06m x 3.28m) Rear aspect double width double glazed window overlooking garden. Double panel radiator. Two wall mounted lights.





### BEDROOM TWO

13' 3" x 11' 3" (4.04m x 3.43m) Plus entrance recess of 5'0" x 3'4". Side and front aspect double glazed windows. Double panel radiator. Door to en suite shower room.

### EN SUITE SHOWER ROOM

7' 10" x 5' 0" (2.39m x 1.52m) Fitted with a Duravit suite comprising low level WC with concealed cistern and push button flush. Wall mounted Duravit wash hand basin with Hansgrohe mixer tap and fully tiled walk in shower enclosure with ceiling spotlights. Extractor fan. Heated chrome towel rail/radiator. Fully tiled walls and floor.

### BEDROOM THREE

15' 3" x 13' 4" (4.65m x 4.06m) Two front aspect double glazed windows. Floor to ceiling fitted wardrobes. Double panel radiator. Door to landing.

### BEDROOM FOUR

15' 2" x 8' 11" (4.62m x 2.72m) Triple width rear aspect double glazed window. Double panel radiator. Four fitted wardrobes.

### FAMILY BATHROOM

8' 9" x 7' 8" (2.67m x 2.34m) Fitted with a Duravit suite comprising low level WC with concealed cistern and push button flush. Panelled bath and Duravit wall mounted wash hand basin with Hansgrohe tap. Double width fully tiled shower enclosure with soaker head and shower spray. Fully tiled walls and floor. Heated chrome towel rail/radiator. Ceiling spotlights.



### EXTERNAL

The property is approached via a wide tarmac driveway that provides ample off road parking and turning space for several vehicles. There is a good sized area of lawn to the front located to the right of the driveway whilst the rest of the driveway is a detached double garage. A set of steps leads to the front entrance door whilst there is an area of timber decking.

The rear garden is noticeable for its outstanding levels of seclusion and privacy having a good sized mature hedge as its rear boundary which ensures the property is not overlooked and enjoys a lovely aspect over woodland to the left. The garden is predominantly laid to well tended lawn and also has a stylish raised area of timber decking.

### DETACHED DOUBLE GARAGE

With electrically operated up and over door and pedestrian door to the side. Potential for eaves storage

### SERVICES

We understand that mains water, electricity, gas and drainage are connected.

### VIEWING

Viewing by appointment with the Agents Tarporley office

### TENURE

We believe the property is freehold tenure





## ROUTE

From our office in the centre of Tarporley taking a right turn out of the village in the direction of Chester. Proceed along passing the right turn to Millfield Lane and Forest Road and take the next right onto Utkinton Road. Proceed along for several miles passing the Rose Farm Shop on the right hand side, Tirley Garth also on the right until reaching a junction. At the junction with Willington Hall Hotel in front of you take a right turn and proceed for approximately 1.5 miles. Passing the right sign post turn to the Boot public house the subject property is the last on the right hand side on a corner plot and is clearly identified by a Wright Marshall for sale board.

### Energy Performance Certificate

Rest Harrow, Willington Lane, Kelsall, TARPORLEY, CW6 0PR

Dwelling type: Detached house  
Date of assessment: 20 January 2015  
Date of certificate: 26 January 2015

Reference number: 8745-7429-1950-1000-3926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 178 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 3,015

**Over 3 years you could save:** £ 402

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 492 over 3 years	£ 261 over 3 years	<div> <p>You could save £ 402 over 3 years</p> </div>
Heating	£ 2,025 over 3 years	£ 2,112 over 3 years	
Hot Water	£ 498 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 3,015</b>	<b>£ 2,613</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

**Current** 77

**Potential** 86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

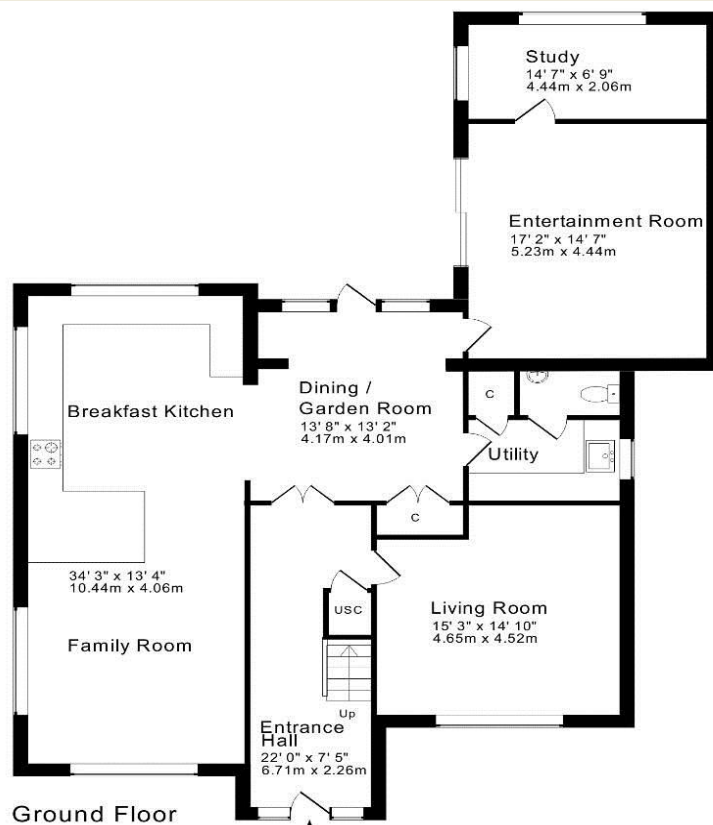
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

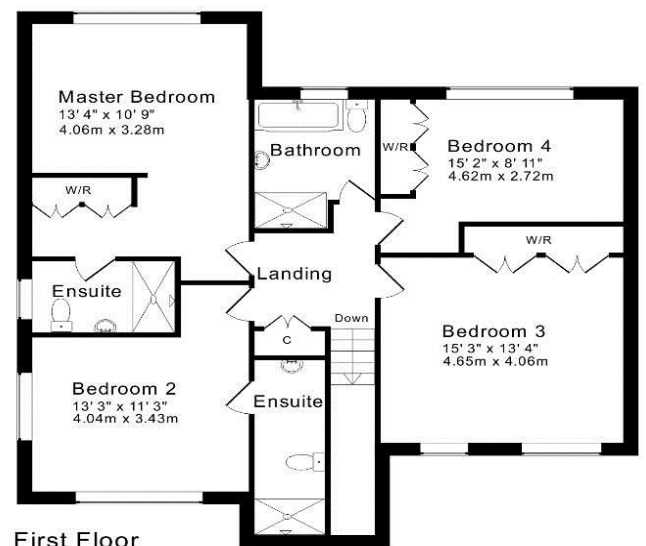
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£70	£ 192	✓
2 Solar water heating	£4,000 - £6,000	£ 207	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 768	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





Approx. Gross Internal Floor Area: 2,615 Sq. Ft. / 243 Sq. M.  
For indicative purposes only. Copyright Jemesis Ltd 2015  
Dwg Ref : 138-101j



Wright Marshall  
Estate Agents

Tel : 01829 731300

Wright Marshall Fine & Country

63 High Street, Tarporley, Cheshire, CW6 0DR

tarporley@wrightmarshall.co.uk

wrightmarshall.co.uk  
fineandcountry.com