

***Rose Cottage, Quarry Lane, Kelsall, Tarporley, Cheshire,
CW6 0PD***

OIRO £380,000 – No onward chain

Situated in an elevated position with far reaching views across Kelsall and beyond, Rose Cottage is an attractive sandstone property. The property is accessed via stone steps which lead to the double fronted home with extended kitchen. As you step into the property, you are greeted with a lounge to the left, stairs rising to the first floor and a second reception room to the right which leads to the modern kitchen. French doors from the kitchen access the patio and garden, a tranquil spot for al-fresco dining and to enjoy the stunning outlook. On the first floor you will find the main bedroom, second bedroom and bathroom which is fitted with a modern suite. On the second floor bedrooms three and four have feature exposed sandstone walls. Off road parking is found in the bay at the front. Viewing is essential to appreciate this stunning characterful home and views.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, doors lead the reception rooms and stairs rise to the first floor.

LOUNGE 14' 7" x 9' 11" (4.44m x 3.02m)

With a double glazed window to the front elevation and a feature stained glass window to the rear, wall mounted radiator and feature fire place.

DINING ROOM 17' 4" x 12' 11" (5.28m x 3.94m)

With a double glazed window to the front elevation, feature sandstone chimney breast, wall mounted radiator and a door leading to the kitchen.

KITCHEN 12' 7" x 11' 0" (3.84m x 3.35m)

With double glazed windows to the front elevation and double glazed French doors leading to the garden. This modern kitchen is fitted with a range of base and wall units with marble effect work surface over incorporating a one and half bowl sink unit and mixer tap. Integrated oven and grill and five ring gas hob with extractor above. Integrated fridge freezer and dishwasher, washing machine. Cupboard housing boiler, part tiled walls, loft access and under cupboard lighting.

LANDING

Doors to the bedrooms and bathroom and stairs rise to the first floor.

BEDROOM ONE 14' 7" x 9' 11" (4.44m x 3.02m)

With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM TWO 9' 5" x 7' 8" (2.87m x 2.34m)

With a double glazed windows to the front and side elevations and wall mounted radiator.

BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with rainfall shower over, chrome towel rail.

LANDING

Doors to both bedrooms and feature roof window.

BEDROOM THREE 9' 9" x 10' 0" (2.97m x 3.05m)

With a double glazed window to the front elevation and wall mounted radiator. Feature sandstone chimney breast.

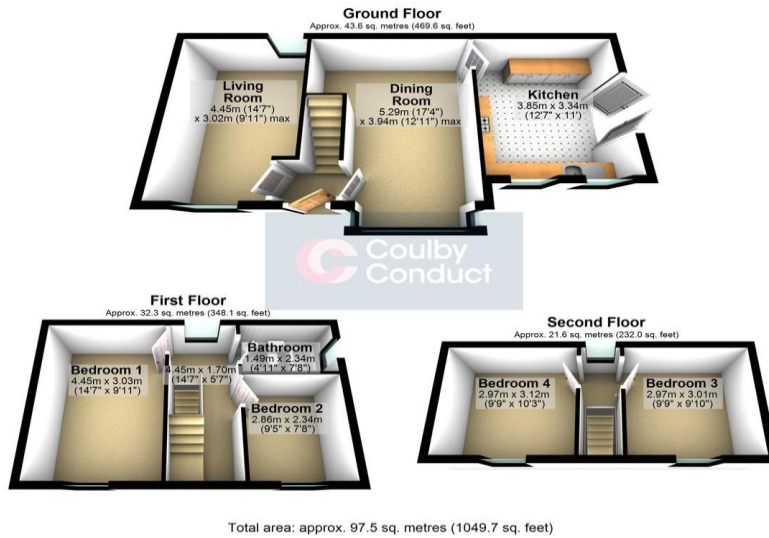
BEDROOM FOUR 9' 9" x 10' 3" (2.97m x 3.12m)

With a double glazed window to the front elevation and wall mounted radiator. Feature sandstone chimney breast.

EXTERNALLY

A parking bay provides off road parking. Stone steps lead to the front garden. The side garden is laid to lawn and has a feature patio area, ideal for al-fresco dining.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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