



Orchard Cottage

KINGSLEY

ORCHARD
COTTAGE



“People often have no idea Orchard Cottage is down here, it’s so quiet.”

Escape the hustle and bustle and discover your inner self, at Orchard Cottage, a home that allows you to be the real you, in the heart of the Cheshire countryside. Swap the sound of traffic for the tranquillity of birdsong at Orchard Cottage, privately positioned along a quiet country lane, behind curving Cheshire brick walls and a five-bar wooden gate. Park up on the large, block paved driveway, leading to a secure, integral garage. Fragrant wisteria wends its way up the front façade, encapsulating the home’s endearing cottage-in-the-woods charm.



“If you want hustle and bustle,
you don’t come here - it’s calming,
tranquil quiet and private.”

Making your way to the shelter of the front door, step inside and onto the tiled flooring of the entrance hallway. A balanced home, with beautifully proportioned rooms, Orchard Cottage, with its blend of spaces to gather for conversation, and pockets of privacy in which to retreat and follow your own interests, is a home with a natural gift for bringing people together. Light, bright, and with a leafy outlook, the dining room lies through the door to the left. A sociable space for entertaining, a log-burning stove is nestled beneath a wooden beam, bestowing warmth and welcome. Karndean flooring features in this room, and also in the lounge next door.



Balanced Living

French doors in the lounge provide fantastic views out to the garden, where a large, paved patio beckons in the summer months. A spacious room, with plenty of places for sofas and armchairs, gather with the family before the warmth of the log-burning stove. A cosy room in winter months, light streams in through windows to both sides.





Versatile Spaces



Returning to the entrance hall, discover an accessible ground floor shower room, before making your way through to the garden room at the rear of the home, where laminate flooring extends underfoot and bifolding doors open to the garden, creating a seamless flow between the outdoors and in. West facing, the garden room lends itself to the seasons of spring and summer, a room in which to admire and engage with the outdoors as the trees come into bud and the first flowers open.



Feast Your Eyes

A natural hub, warmth from the Aga, nestled within its Cheshire brick inglenook, is a comforting draw, encouraging conviviality in the family kitchen. Spacious and bright, the Shaker-style cabinets offer plenty of storage, with granite worktops harmonising with the granite breakfast table.

Appliances include a new dishwasher, washing machine, undercounter fridge and freezer, with a large American style fridge-freezer in the utility room beyond.





Family Time

A Tardis of a home, Orchard Cottage reveals itself room by room as you journey through. Off the utility room discover a storage room and stairs leading up to the games room. Set above the garage, this carpeted, spacious room is ideal for older children and teenagers, and could also work well for those working from home. Returning to the lounge, take the main staircase up to the first-floor landing, turning right to arrive at a large double bedroom, with fantastic views out over the garden. Fitted wardrobes and a dressing table offer ample storage. Turning right from this room, a second bountiful bedroom awaits, light and bright courtesy of two windows, and dressed in neutral shades.





Sweet Dreams

Seek sanctuary in the master suite, carpeted in grey and suffused in light from large windows overlooking the garden. A wet-room shower ensuite, featuring chrome heated towel radiator and wide, two-drawer vanity unit wash basin, is the perfect place to freshen up for the day ahead.

Supremely spacious, the master suite is well stocked with wardrobes, drawers and dressing table.



Coming out of the master bedroom, turning right, discover a peaceful room currently serving as an office. Turning immediately left from the head of the stairs, sneak a peek at the five-piece family bathroom, large and light and tiled to the walls. Tucked away at the end of the landing on this side is the guest bedroom, a sunny and bright double bedroom with large windows and wooden flooring.



Beneath the Boughs...

Stretch out on the patio, to the sound of birdsong, as it wraps its way around the home, offering ample opportunity to soak up the sunrays.

Grow your own in the greenhouse, with a large shed handy for storing your gardening essentials. The large, flat, healthy lawn is perfect for children's games, edged in mature borders and trees.

A haven for nature, a small pond attracts all manner of wildlife.

A gate nestled in the hedge to the rear of the garden opens to an orchard. Orchard Cottage, like many gardens in this area of Cheshire, was once planted with hazel pear trees, whose harvest was sent to Liverpool to be processed for army fatigues in the first World War.

Rotovated and seeded by the current owners, the orchard is currently being transformed into a nature friendly wildflower meadow.





Out & About

Nestled amidst the verdant Cheshire countryside, Orchard Cottage is the perfect rural retreat, private and peaceful, yet within easy reach of village amenities.

With two primary schools close by, Kingsley Community Primary and Nursery and Kingsley St John's, families are well placed at Orchard Cottage, with highly rated secondary schools in the nearby villages of Helsby and Weaverham.

The recent addition of a well-stocked Co-op has enhanced Kingsley's provision for villagers, with a friendly pub also in walking distance of Orchard Cottage, just a leisurely 150-yard stroll away.

With Frodsham's bustling town centre a mere two miles away, a range of supermarkets, shops, cafes and other facilities are close at hand. Furthermore, with rail links at both Frodsham and nearby Delamere, you can enjoy all the peace and quiet of Orchard Cottage, whilst retaining seamless connections to the wider world.

Embrace nature from Orchard Cottage and embark upon any number of picturesque walks nearby, with scenic trails around Kingsley and wider trails available into the Cheshire countryside.

Kingsley village institute offers plenty of activities including bowls and tennis. But it's not just physical activities that flourish here, Kingsley's community centre plays host to a drama group and a gardening club.

A thriving village with a sense of community spirit, Kingsley is a village synonymous with safety and security, where parents feel safe to let their children play and neighbours respectfully look out for one another.

Orchard Cottage, a calming space with peaceful rooms in a serene and private setting, with a large garden brimming with birdsong, lends itself to family living and those who want to escape the hectic pace of life.

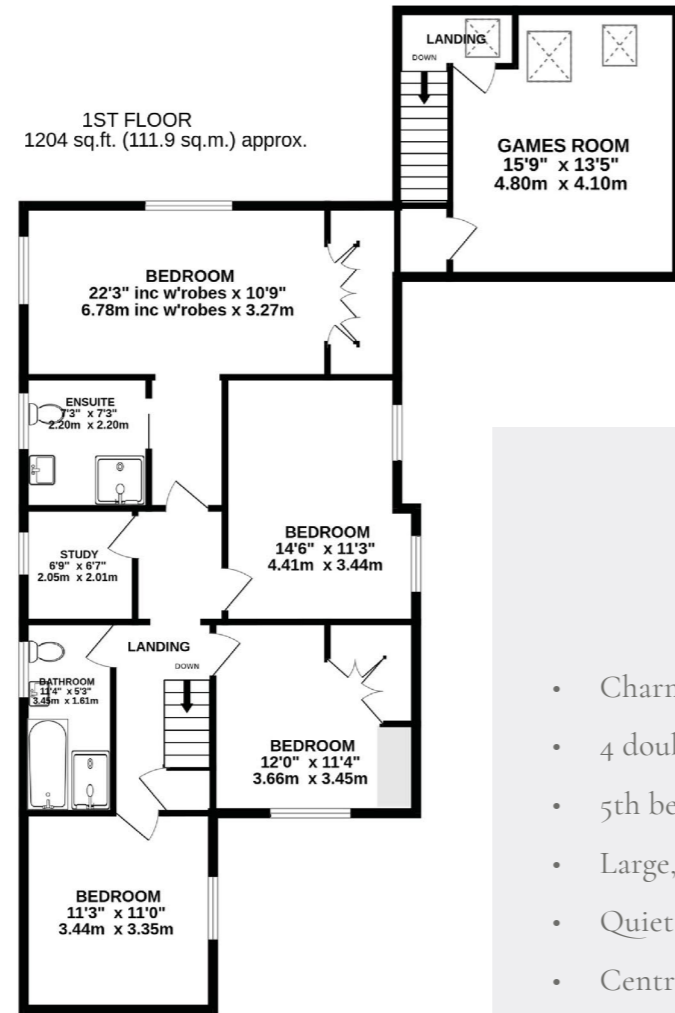
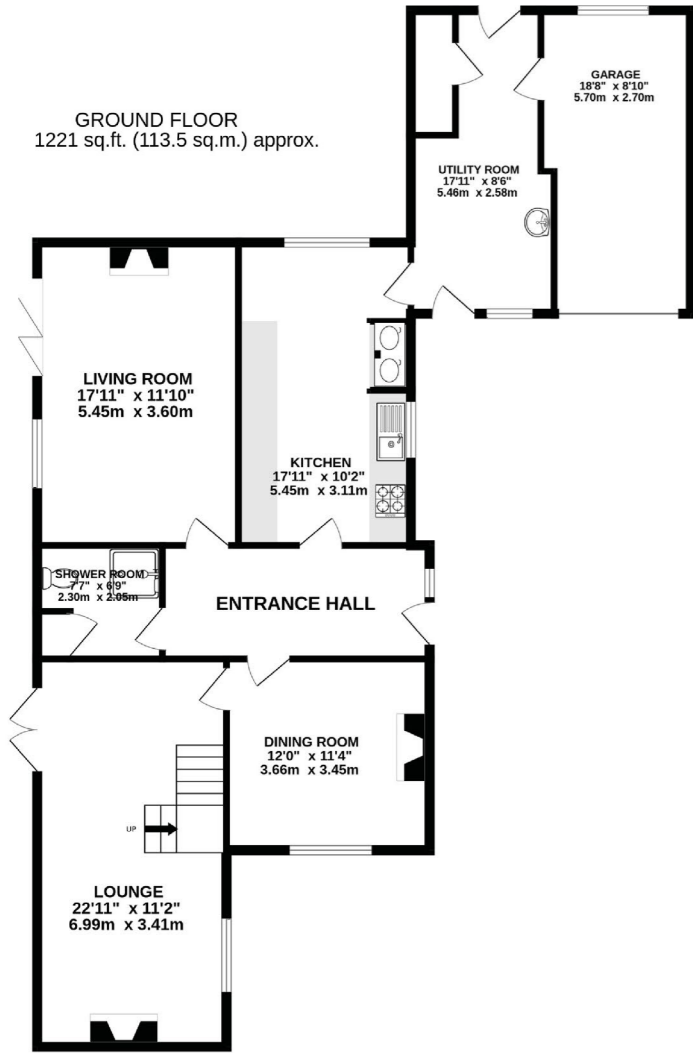
More than a home, a haven, Orchard Cottage is a home that provides peace of mind and a sense of belonging that is truly priceless.

“Children can walk around and play out, it's a neighbourly village.”



Disclaimer

The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties.



TOTAL FLOOR AREA: 2425 sq.ft. (225.3 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

- Charming extended cottage
- 4 double bedrooms
- 5th bedroom / study
- Large, private and mature garden
- Quiet country lane
- Central village location, walkable to village pub and shops
- Garage with games room above

Where do I go when I need...



Essentials
(Like bread and milk):
Co op



A walk:
Around the village or
Delamere Forest



A bite to eat:
Restaurant Next Door in
Frodsham



A pub:
The Red Bull in Kingsley



School:
Kingsley Primary and Helsby
High School

See Ian's
Video



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

Unable to locate the property?
Try [what3words](#)

[informer.shampoo.hexes](https://www.what3words.com/)



Orchard Cottage, Well Lane, Kingsley WA6 8AW



01925 59 59 50 | hello@storeysofcheshire.co.uk