



No.3
Old Pale Heights
KELSALL





On the Forest Fringes

Release yourself back into nature, at No. 3, Old Pale Heights, a spacious family home blending all the comforts of contemporary living with characterful country charm, nestled on the outskirts of Delamere Forest.

A world away from the patter and pace of city living, No. 3, Old Pale Heights combines far reaching country views, tranquillity and birdsong with spacious living, all just a ten-minute walk from the leafy summit of Old Pale and within a short walk of outstanding schooling.

“It just ticked all the boxes for us; we needed more room and there is so much space for a growing family – inside and out.”

Enchanting upon arrival, the gravel driveway sweeps up alongside the large pond/miniature lake for a grand entrance home. With an electric vehicle charging point outside the front door and a garage to the rear, alongside additional communal parking beside the lake, bench seating invites you to enjoy a spot of lunch in the fresh air and leafy surrounds.





Refined Country Living

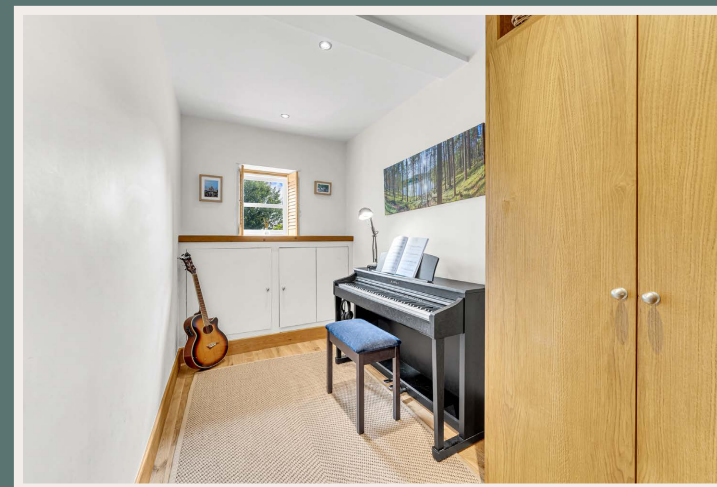
Retaining its original Cheshire brick archway, make your way through the front door and onto the stone floor of the entrance hallway, where there is hanging space for coats, and bench seating for easy removal of shoes.

Oak double doors open into the spacious reception hall, where the scale and scope of living is revealed. Instantly, the high-quality finish of No. 3, Old Pale Heights reveals itself in the high, solid wood skirtings, doors and flooring, warmed by individually thermostat controlled underfloor heating.

Ample shelving and hanging space is provided for all the family's waterproofs and shoes in the boot room to the right, which also leads on to the guest WC, with wash basin and large mirror.



Musical Interludes



Versatile and functional, on the left, aspiring pianists and violinists can tune up in the music room. With a high window and painted beam above, this self-contained room offers privacy to practise and has formerly served as a storage room for wine. It could also function as a study or home office.

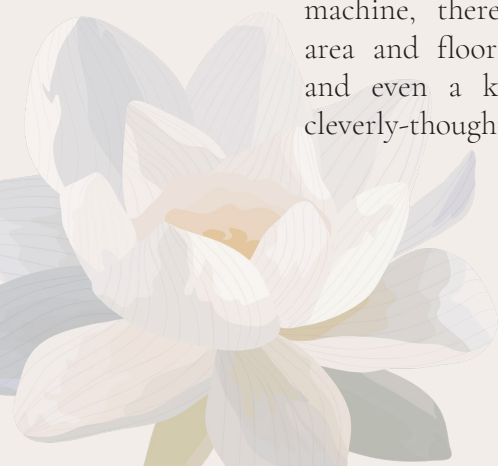


Family Time

Ahead from the reception hall, the kitchen is accessed via a versatile lobby area, which aids the flow and amplifies the airiness of the home.

A harmonious blend of contemporary living and classic features, character and cosiness combine in this capacious kitchen, where solid wood, cabinetry, painted in Farrow & Ball's calming Green Smoke, offers an abundance of storage, and large, recently installed picture windows flood the space with light.

Warmth emanates from the underfloor heating beneath the natural travertine tiles, a feature on all three levels, whilst a host of appliances ensures your culinary needs are well-met. Currently housing a large, American style fridge freezer, microwave, dishwasher, and DeLonghi coffee machine, there is plenty of storage, surface area and floor space to allow for appliances and even a kitchen island, highlighting the cleverly-thought-out functionality of this home.



"We were amazed by the size of the entrance hall and kitchen - how open and spacious the rooms felt."



Wine and Dine

A subtle shift in flooring retains the open flow of the kitchen whilst defining the dining area, enabling all the family to get together around the table, and where there is also a dedicated space for bar stools and breakfast bar. French doors invite you out to dine al fresco on the wide patio terrace, surrounded by the colour and fragrance of the garden.

Tucked off the kitchen, in the utility room, discover a wine cooler and plenty more storage alongside space for a washing machine and separate fridge.



All-Season Living

A home with fantastic flow for families, the living room connects to both the kitchen and entrance hall, serving as a natural focal point. Oak flooring combines with neutral tones adorning the walls to reinforce the rustic origins of this former farm building.



Winter days are warmed by the toasty glow of the real-flame effect gas log burner, nestled in its surround. In summer, slip out through the glazed door along a wall of windows and embrace the outdoors. A well-proportioned, rectangular room, there is plenty of space for sofas and sideboards.

Elegant open-tread stairs ascend to the first-floor landing, where ahead and to the right the master bedroom beckons.

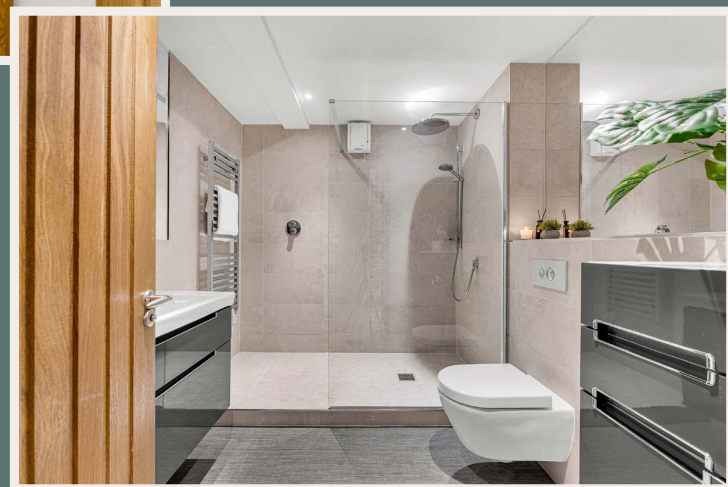


Storage is available for all your clothing in the dressing room, well stocked with hanging space and drawers.

Soak and Sleep

Shuttered windows, a motif throughout the home, brings a taste of Provence to barn living at Old Pale Heights, in this enormous and serene sleeping space.

Providing a sense of separation from the main landing and other bedrooms, step into an area of transition, leading to the spacious en suite, featuring a large, walk-in shower, wall-mounted WC and large vanity unit with twin wash basins.



“At the end of the night, we retreat to the corner sofa in the bedroom – it’s a wonderful part of our routine.”



Beyond the bathroom and bountiful storage lies the main bedroom, a spacious sanctuary with more than enough space for a super king size bed and a separate seating area in which to relax and unwind at the end of a busy day, before settling down to sleep.

High ceilings throughout the bedrooms amplify light, sprinkled with spotlights, a reminder of the high-quality finish of this home, whilst windows provide phenomenal views out over the well-stocked garden and countryside beyond.

Versatile Spaces

Exiting this sumptuously sized bedroom, make your way along the landing and into the second of the spacious double bedrooms, where panoramic views entreat once more from the shuttered window. With plenty of space for an array of bedroom furniture, there is also a spacious shower room en suite.

Coming out of this bedroom, to the left of the staircase, the beautifully tiled family bathroom can be found. Furnished with a large bath with overhead shower, heated towel radiator, wash basin and WC, this bathroom provides Jack 'n' Jill access through to bedroom three.

Overlooking the front, this bright and comfortably sized double bedroom is carpeted in cream and is furnished with fitted wardrobes.

Ascend the carpeted stairs to the second floor, a versatile addition to the home that could serve well as a self-contained retreat for teenagers.

On the left, bedroom four, a spacious double bedroom with extra room for storage, is a peaceful haven, offering far reaching, open views out over the fields from its large Velux windows. Currently serving as a home office, tucked away from the hustle and bustle of the family home, this room is private and secluded.

Opposite, bedroom five, with its expansive floor space and highly functional storage room, completes the collection of spacious double bedrooms, again offering extensive views out over the surrounding countryside.





Embrace Nature

Outdoors, step into the peace and tranquillity of the surrounding landscape at Old Pale Heights, where nothing but birdsong ripples the quiet calm. Beautifully landscaped, the perfectly manicured, professionally designed garden offers abundant space for the enjoyment of children and adults alike. Successional flowering fills each season with colour and interest, with mature trees a refuge for birds, whose song fills the garden from dawn 'til dusk.

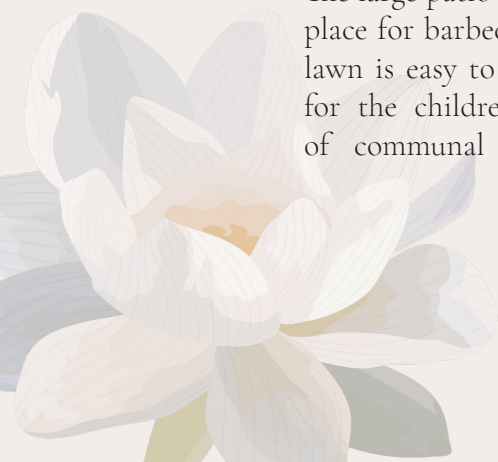
With patios outside the home and at the very bottom of the long garden, enjoy the sunshine as it moves about the garden, with glorious sunrises to be enjoyed from the far terrace. Enjoy the shelter and shade of the summer house or stroll the paved pathways.

The large patio outside the kitchen is the perfect place for barbecues, whilst the low maintenance lawn is easy to mow and offers plenty of space for the children to play, with a further area of communal green to explore and enjoy.



Take a picnic down beside the miniature lake and soak up the ambience as the dragonflies dart about and the resident ducks glide sedately across the water. With its own, private gated access you can take the footpath up to the summit of Old Pale in Delamere, where you will be rewarded with splendid views across seven counties. A private, gated community, Old Pale Heights offers a sense of reassurance, with children free to cycle and play out in safety.

“It’s just enveloped in greenery. There’s a real sense of countryside living, but with the reassurance of neighbours, who are nearby when you’re away.”



Countryside Meets with Convenience

Step outside and make the most of Old Pale Heights' close connection to nature and local walks. Located just a ten-minute stroll from the Old Pale stone circle at the summit of Delamere Forest, enjoy exclusive access directly from the garden, through private gates, bypassing public routes.

Beyond the immediate surroundings, there are endless trails for walking and biking, and serene, lakeside picnic spots to be discovered in the beauty of the forest. Stroll to and from the popular annual Delamere live concerts, all without the need for a car.

Educational opportunities at No. 3, Old Pale Heights are second to none, situated just a short walk or bike ride away from the highly esteemed and Ofsted-rated 'Outstanding' Delamere Academy. Next to Delamere School, there is also pre-school provision at Tarporley Montessori Nursery.

For secondary education, the renowned Tarporley High School and Sixth Form offers an "exceptionally high-quality education" according to its most recent Ofsted report, while The Grange in Hartford's prestigious reputation precedes it. Alternative private provision can also be found at nearby Abbeygate College and the distinguished King's and Queen's Schools in Chester.

Ideally positioned, No. 3, Old Pale Heights offers both convenience and seclusion. Just a 30-minute walk, or a swift five-minute drive away, Delamere Station provides excellent transport connections. Furthermore, it is a comfortable 15 minute walk to catch the local bus in the directions of both Northwich or Chester.

Conveniently, Delamere Stores is only a couple of minutes' drive away in the car; handy for picking up the essentials such as fresh bread or the morning newspaper. At Delamere Farm Shop, you can pick up locally grown fruit and veg, alongside all the staples. Meanwhile, for tempting browsing, The Hollies Farm Shop delights with its selection of local produce. For larger shopping needs, there are numerous supermarkets available in and around Winsford, Northwich and Chester.

An idyllic rural setting for families, step outside and enjoy scenic walks, visit the nearby ice cream farms, and call in at the local playgrounds. With Chester easily accessible via the nearby road links, and motorway connections within 15-20 minutes, commuting to Manchester or venturing further afield is easy for commuters. Manchester and Liverpool airports are both just over a half hour's drive away.

Beautifully positioned on the edge of the breathtaking Delamere Forest, No. 3, Old Pale Heights seamlessly combines the charm of Cheshire countryside living with contemporary comforts. With an outstanding school just a stone's throw away, Old Pale Heights provides the perfect setting for family life.

Offering both peace and tranquillity, alongside the convenience of nearby amenities and transport links, this is more than just a home, this is modern country living at its finest.



Ask the owners

Where do you go when you need...



Groceries?

Delamere Stores – 2 minutes' drive



A walk?

Delamere Forest



A bite to eat?

The Fishpool Inn, Delamere



A day out with the family?

Go Ape, Delamere



A local pub?

The Abbey Arms, Oakmere



School?

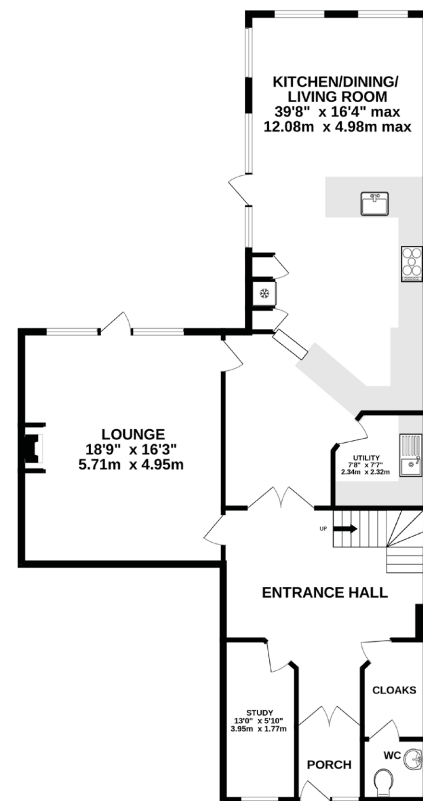
Delamere Academy - within walking distance



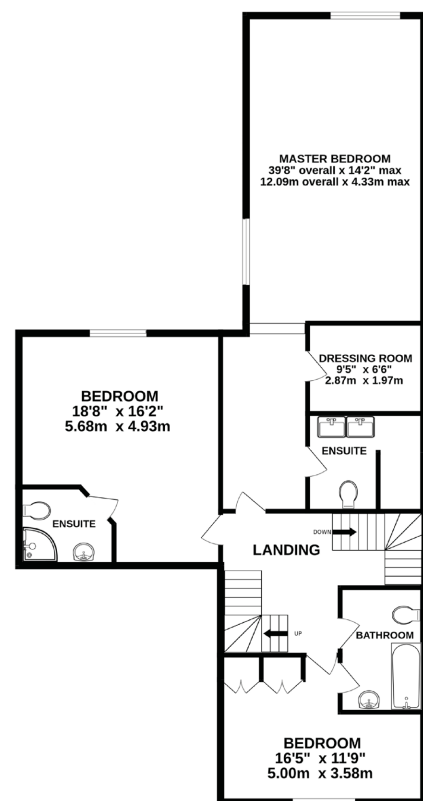
"We never dreamt we'd be living so close to the forest!"



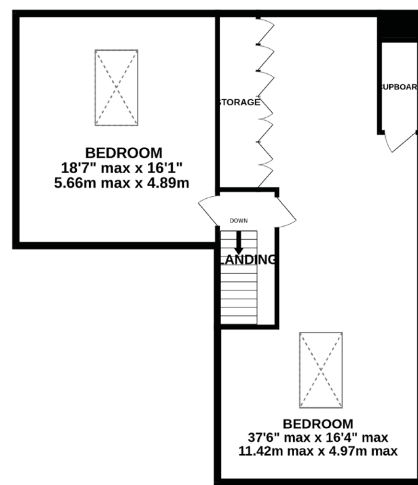
GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR
1292 sq.ft. (120.1 sq.m.) approx.



2ND FLOOR
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 3498 sq.ft. (325.0 sq.m.) approx.

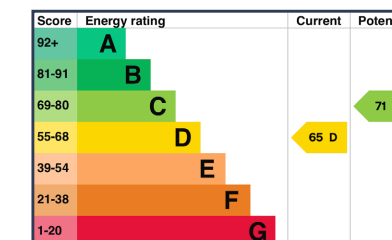
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as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

Specifications

- Small private gated development on the outskirts of Delamere Forest
- Stunning location near the top of Old Pale
- 3498 square feet of internal living space
- Versatile spaces throughout the home
- 5 bedrooms, 3 bathrooms
- Large landscaped rear garden
- Garage with gym space above
- Parking to the front and rear
- Conveniently placed for nearby amenities and transport links



See Ian's
Video
Tour



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