



MANOR COTTAGE

Weetwood



Best of Both Worlds

Perfectly balancing traditional farmhouse character with the comforts of contemporary open plan living, close to the hustle and bustle of village life, in the heart of the Cheshire countryside, Manor Cottage is a home that resides in the elite echelons of 'rare finds'. Situated in Weetwood, a stone's throw from the centre of Kelsall, a thriving and welcoming village, Manor Cottage blends convenient access to amenities with a sense of true tranquillity, nestled on a plot of over 0.6 acres and with far reaching rural views out over the fields and farmland.

Built in the late 1800s to serve the surrounding farmland, Manor Cottage has been impressively, and sympathetically, extended in the form of a large, L-shaped extension which now serves as the heart of the home. Extensive renovation work has also been undertaken on the original home and extension, maintaining the kerb appeal and original character of the home, preserving it for future generations.





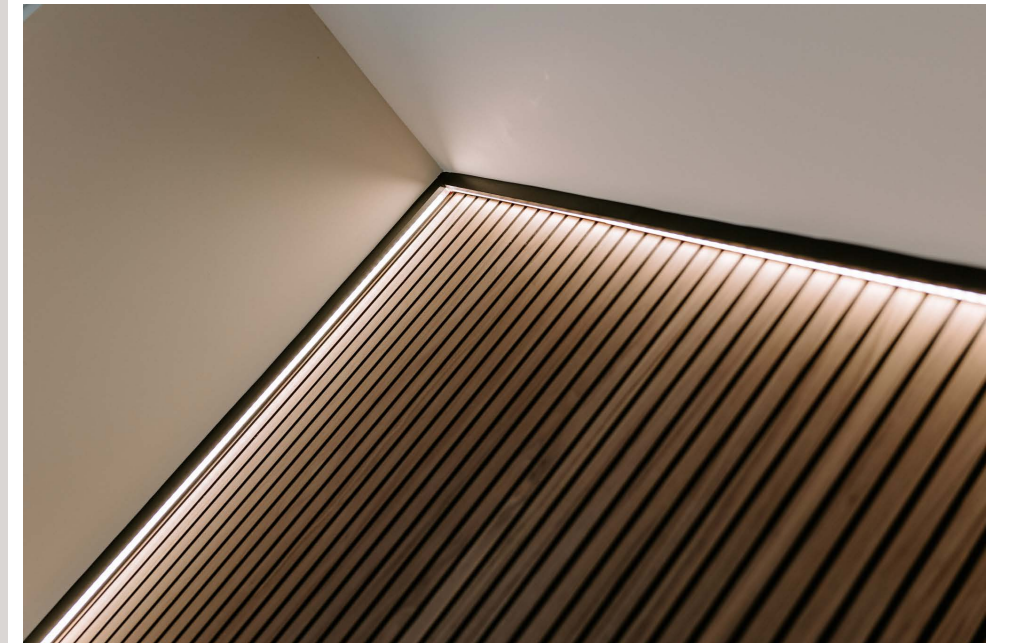
Welcome Home

Pull through the pillared entrance and onto the vast driveway, where there is abundant parking for several vehicles, alongside a large, detached, double garage. Ahead, the original Cheshire brick-built cottage retains its satisfying chocolate box symmetry, with its corbelled masonry adding ornamental flair.

The new oak porch helps to harmonise the modern extension with its farmhouse origins, stepping through into the spacious entrance you are met by the feature walnut slat wall with feature LED surround, creating the wow moment entering a property like Manor Cottage deserves. The entire ground floor benefits from a Nu Heat underfloor heating system, allowing owners to control their desired temperature at the touch of a screen or from anywhere in the world with their smartphone.



Premium stone tiling runs throughout the entrance hall and through into the open plan living-dining-kitchen, for a sense of seamless continuity that draws you through. Modern yet clean in its natural finish, the light grey tone of the stone effortlessly blends classic with contemporary. Minimalist in its décor, heritage shades dress the walls, whilst the wood and glass staircase again connects with the simple origins of the building.



The Heart of the Home

Extending to over 40 feet in length the enormous living-dining-kitchen is the fulcrum for family life. A host of Neff appliances serve your every culinary need, including a bank of ovens, combi-microwave oven and warming drawer, induction hob with downdraft extractor, double Belfast sink with Quooker instant boiling hot water tap, Neff dishwasher and separate Neff full height fridge and freezer.

Soft grey cabinetry offers precision storage for every utensil and appliance imaginable, with a large larder unit furnished with integral LED lighting. Natural light also streams in through full height windows, electrically powered Velux lights and two sets of patio doors, which slide open to the patio providing a seamless flow between the indoors and outdoors, offering idyllic views out over the garden.

Spacious, yet cosy, this family kitchen is the apex of modern 21st century living, blending spaces to dine with places to relax and unwind, all the while inviting the outdoors in.





Culinary Delights

Testament to the scope of the kitchen, dining living space, Manor Cottage benefits from a separate pantry. Opening up from the kitchen, the pantry offers an abundance of storage space for all your larder essentials, also furnished with an impressive full size wine cooler.

“We had such a great space to play with – everyone loves the idea of a separate pantry, but few spaces are large enough to actually do it justice.”

Epitomising practicality and functionality, a separate utility room also serves as a handy boot room, positioned opposite the main entrance but also served by its own separate entrance, it is the perfect space to add practicality and convenience to luxury living. Fully furnished with storage and offering plumbing for a washing machine and tumble dryer, this spacious room was formerly the cottage kitchen.





Freshen up in the contemporary cloakroom off the entrance hall, before visiting the study; a calm and quiet room in which to work from home, offering views out over the driveway and greenery at the front.



Borrowing from the greenery of the garden, the soothing shades of the main lounge help create an oasis of calm. Carpeted underfoot, comfort exudes, with the log-burning stove infusing the room with warmth throughout the winter months. Nestled within the original section of the home, this well-proportioned room is the perfect family space for Christmas mornings, opening presents or playing board games on a rainy afternoon.

Future proofed and offering accessible living for all, bedroom five is situated across from the study. Modern and bright, the double bedroom is served by its own luxurious shower room ensuite.



And so to Bed...

Ascend the oak and glass staircase to arrive at the first-floor landing, home to four spacious double bedrooms, each with its own unique character, offering far reaching views out over the garden and countryside.

Seek sanctuary in the quiet calm of the master suite, whose bricked alcove opening – now celebrated with inset lighting – hints at its late 1800s heritage. The double pitched ceiling adds architectural flair, whilst French doors open to reveal panoramic views out towards the sandstone ridge from the Juliet balcony of this bountiful bedroom. Entered via a spacious dressing room, built-in wardrobes provide plenty of storage, whilst the Roper Rhodes vanity unit, wash basins and deep bath of the ensuite offer indulgent relaxation. You can also freshen up in the separate wet-room shower, as your towel warms on the tall, heated ladder radiator.



Storage for all Seasons

Light infuses each of the three remaining double bedrooms, with views out over the tranquil surroundings. Bedrooms two and three feature large built-in wardrobes. Cosily carpeted underfoot and dressed in soothing, neutral shades, both bedrooms are flooded in natural light from windows to two aspects.

Conveniently featuring a luxurious shower room ensuite, bedroom two is perfect for guests, whilst bedroom three has a pocket sliding door to the to the beautifully appointed family bathroom giving the benefit of Jack and Jill en suite. This bathroom is served by a deep freestanding bath, vanity unit wash basin with LED mirror and separate walk-in shower.

The fourth of the double bedrooms is a peaceful retreat situated just opposite the family bathroom.





“The wildlife is incredible – the dawn chorus really is something.”

Outdoor Oasis

Nestled on over 0.6 of an acre, Manor Cottage enjoys the benefit of the entirety of the garden, with access to the large patio terrace to the rear providing a natural extension to the entertaining kitchen indoors.

Accessed via two sets of sliding doors, there is a fluidity to indoor and outdoor living throughout the summer months, with the patio serving as the ideal space for barbecues and alfresco dining. With great scope for the introduction of an outdoor kitchen, power sockets feature off the garden, making this side of the patio the perfect place for a bespoke dining experience.

A miniature orchard, brimming with three different varieties of cooking and eating apples evokes the essence of country living; a wholesome family experience of pulling on wellington boots, filling a bucket before heading back to the kitchen to bake and create. There is plenty of scope to grow your own at Manor Cottage.

Facing due south, experience the bliss of bearing witness to the sunrise over the field. Wake up to birdsong, and the flutter of pheasants plodding about the garden.





Out and About

Enveloped in the serenity of the Cheshire countryside, Manor Cottage blends the best of village and rurality, surrounded by agricultural land on all four sides and set back off a quiet country lane.

Protected in its peaceful position, Manor Cottage also retains convenient connections to local amenities. Just 600 metres up the road lies the Weetwood Brewery and Tap Room, hosting food nights and gin tasting events.

Around the corner, Kelsall village awaits, home to a range of amenities including a fantastic Wellbeing Hub with medical centre, cafe and library space. With facilities to serve all ages, Kelsall is also home to a park, tennis club, Co-op, pharmacy and popular pub the Morris Dancer owned by the renowned Brunning and Price.

Commuting is convenient, with Birmingham and London accessible by rail from nearby Chester or Crewe Stations; just a 15-minute and 30-minute drive away respectively. For international travel, Manchester and Liverpool Airports can be reached in around 40-50 minutes.

Families are well served by local schools, with Kelsall Primary School rated 'Outstanding' by Ofsted, and nearby Tarporley High also rated 'Outstanding'. For independent provision, King's School Chester and Queen's School Chester are commutable, alongside The Grange in the nearby village of Hartford.

A rare find, at Manor Cottage experience the calm of country living with tranquil views, within easy walking distance of all of life's essential amenities. A home that provides a seamless blend of traditional farm cottage charm and modern open spaces, Manor Cottage favours itself towards that sought-after experience of luxury family living that is so hard to come by.



Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Kelsall



A walk?

Eddisbury Way runs along the bottom of Mill Lane, providing access to the Golf Course and Delamere Forest



A bite to eat?

Cornichon in Tarvin. There are also various restaurants in nearby Tarporley and Chester



A day out with the family?

Chester, Manchester or Liverpool



A local pub?

The Morris Dancer or Weetwood Brewery, both in Kelsall



School?

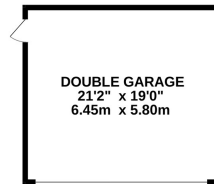
Kelsall Primary School, Tarporley High School, The Grange and The King's or Queen's School



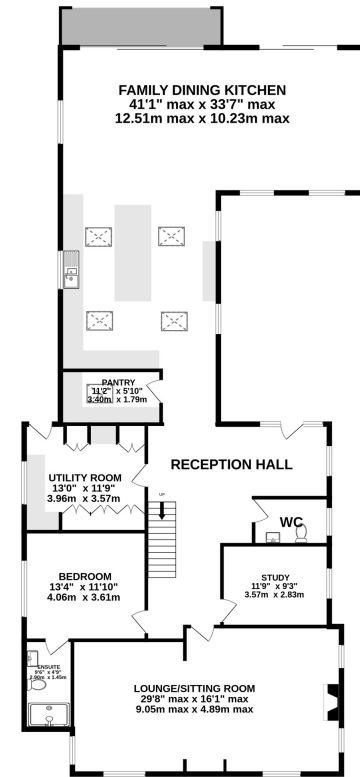
Specifications

- Nestled in the Cheshire countryside, offering tranquil rural views
- 3427 square feet of internal living space
- Sympathetically extended and renovated to an immaculate standard
- Four spacious double bedrooms, including a master suite with a Juliet balcony
- Half-acre garden with a large patio terrace
- South-facing
- Detached double garage
- Easy access to local amenities, excellent schools and major transport links

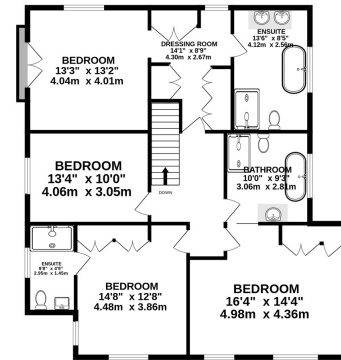
404 sq.ft. (37.5 sq.m.) approx.



GROUND FLOOR
2223 sq.ft. (206.6 sq.m.) approx.



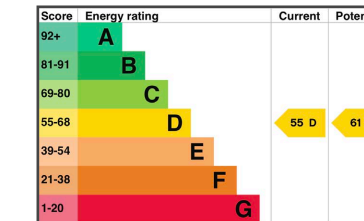
1ST FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA: 3832 sq.ft. (356.0 sq.m.) approx.
EXCLUDING GARAGE: 3427 sq.ft. (318.5 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.

See Ian's
Video
Tour



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