



**GASCOIGNE
HALMAN**

ORCHARD GATE, KINGSLEY

THE AREAS LEADING ESTATE AGENT



| A HIGH QUALITY RURAL PROPERTY IN AN EXCLUSIVE SETTING

ORCHARD GATE, KINGSLEY

Offers Over £595,000

A high quality rural family home built in 2007 to an exacting standard and modern contemporary design to reflect the character and style of a traditional rural barn.





The property forms part of a small exclusive gated development of just six homes in a wonderful rural setting, surrounded by open countryside yet only minutes away from Kingsley Village.

The property is finished to a high standard throughout and includes underfloor oil fired heating, CAT 5 wiring, oak joinery and an integrated sound system. Oak effect flooring runs through the living rooms whilst the kitchen and utility areas have tiled floors. The grand entrance hall has a wide entrance door and arched glazed window to allow natural lighting to flood through a further glazed panel into the dining room. There is a large lounge with fireplace and multi fuel stove. Double doors connect the lounge to the glass garden room that enjoys views onto the beautiful gardens.

The kitchen was re-fitted in 2019 by The Cheshire Furniture Company and features a range of custom built, hand painted units with polished granite worktops. There are built in appliances including an induction hob with extractor hood above, built in double oven and microwave, fridge, freezer and dishwasher. There are double doors from the kitchen to the rear garden. A separate utility room has space for the laundry appliances and a door leads through to the large garage.

There are four good sized bedrooms on the first floor all off the spacious central landing. The master bedroom has a large en-suite shower room and built in wardrobes. There are three further double bedrooms, one with another en-suite shower room. The family bathroom has a shaped corner bath, fully tiled walls and floor.

The gardens include spaces suitable for outdoor entertaining and areas laid to lawn, patio areas and a pergola barbecue area.

The residents of Orchard Gate all share ownership a large productive apple tree orchard. The houses are arranged around a large courtyard with bench seats and flower beds. There are automatic entrance gates and an intercom entry system.

LOCATION

The house is approximately 1 mile from Kingsley village, a thriving rural community. There is a Co-op village store/Post Office, dispensing chemists, two popular primary schools, a village pub, three churches and a active community centre. The area is surrounded by open countryside with Delamere Forest nearby for walking, cycling and horse riding. Frodsham and Northwich are both within easy reach offering a wide range of shops and services. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than 2 hours. Liverpool John Lennon and Manchester International Airports are both within easy reach.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane and onto Kingsley Road. Follow the road past Lady Heyes Holiday Park. Turn next left onto Hollow Lane and follow to Kingsley Village. Follow the road past The Co-op Village Store, heading towards Northwich. Continue along Mill Lane. Orchard Gate is on the left hand side approximately 1 mile from Kingsley.

TENURE

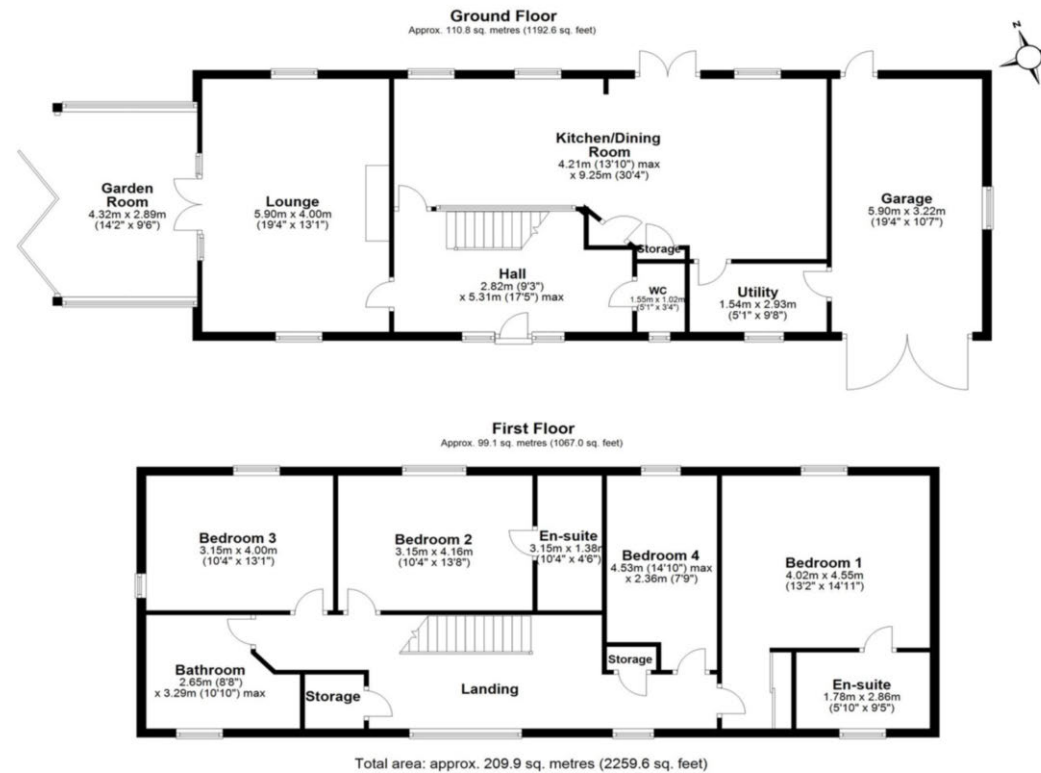
Freehold

COUNCIL TAX

Band F.Cheshire West & Chester.

EPC RATING

Current C



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