



**GASCOIGNE  
HALMAN**

2 PARK COTTAGES, KINSEYS LANE, INCE, CHESTER

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THE AREAS LEADING ESTATE AGENT





## 2 PARK COTTAGES, KINSEYS LANE, INCE, CHESTER

**Offers in Region of £285,000**

**An historic Grade II listed sandstone cottage, dating back approximately 700 years. The property originally formed part of the medieval Ince Manor Monastic Grange, mentioned in the Domesday Book, 1086, and visited by King Edward I in 1277.**

Since 2016, the property has been subject to a comprehensive and sympathetic programme of renovation and refurbishment with considerable care and attention to detail exercised throughout. The works included extensive internal replastering using clay based heritage plaster and a full overhaul of the roof with new felt and battens.

The kitchen is re-fitted with custom built cabinets, quartz worktops and high quality appliances. The bathroom has also been re-fitted with a modern suite. The whole house has been tastefully redecorated, the floorboards stripped on the first floor and original tiled floors exposed and renovated on the ground floor.







There are two spacious living rooms, a working cast iron range in one and a Victorian style open fireplace in the other. There is a useful rear porch/boot room. Three double bedrooms are found on the first floor plus a large bathroom.

Externally, there is a lovely front garden area with an outlook beyond to a pony paddock. There is a yard area to the rear with brick built store and WC plus access to a parking space via a separate access drive from Marsh Lane.

### LOCATION

Ince is a small village set on the edge of Ince Marshes alongside the Mersey Estuary. The village contains a number of appealing individual properties including 25 listed buildings. It benefits from a rural village feel whilst being well placed for easy access to many parts of the North West via the road and motorway networks. There are local shopping facilities in nearby Elton plus a village primary school. Cheshire Oaks and The Coliseum retail and leisure park are only a short drive away and Chester is approximately 20 minutes away by car.

### TENURE

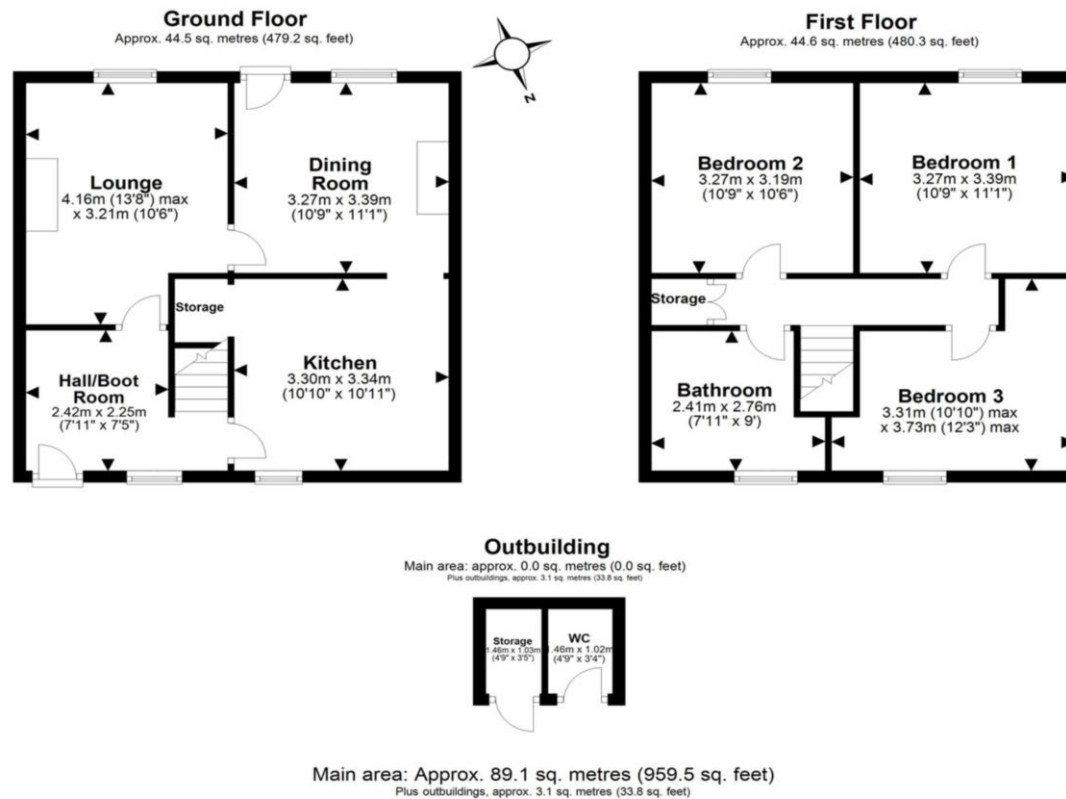
Freehold.

### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Awaited.



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