



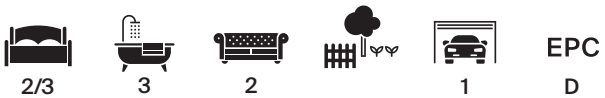
Stable Cottage, Dog Lane, Kelsall, Tarporley, Cheshire





Stable Cottage, Dog Lane, Kelsall, Tarporley, Cheshire **CW6 0RP**

A beautifully appointed 2/3 bedroom cottage on the edge of the village of Kelsall.



Guide price: £550,000

Tenure: Freehold





Location

Set amongst the Cheshire countryside, Stable Cottage is located on the edge of the bustling village of Kelsall. The village offers an excellent range of amenities including a Co-op store, butchers, several cafes, two pubs and a well-being centre which includes a doctors' surgery, a cafe and various classes including Pilates. The nearby Kelsall Hall equestrian centre offers high-quality facilities, with the Delamare Forest accessible by various trails, making the area ideal for hacks.

Well located for efficient access to regional/national transport links. The A54 offers access to the M6 Junction 18 (Holmes Chapel), whilst the M53 and M56 provide access to Liverpool and Manchester respectively. Chester railway station provides direct services to Crewe, Liverpool, Manchester and London Euston.

There is an excellent range of schooling within the area which includes Kelsall Community Primary School, Tarporley High School and Helsby High School in the state sector, with Cheadle Hulme School, Kings School, The Queens School and Cransley School all being independent sector options.

Stable Cottage

This beautifully renovated cottage offers 1,433 sq. ft. of immaculately appointed accommodation.

The gorgeous open plan kitchen/dining/sitting area is fitted with a stunning bespoke kitchen with pale granite work surfaces and a feature wood-topped breakfast bar.

The attractive farmhouse-style fitted dining area is ideal for dinner parties or family dinners.

The sitting room is ideal for unwinding after a long day. A splendid contemporary log burner is perfect for the cooler winter months. French doors provide a lovely view out to the sun terrace patio.





Superb flowing accommodation.

The hallway from the kitchen/dining room leads to a good-sized utility room with space for the larger appliances.

There are two good sized and beautifully appointed bedrooms both with en suite shower rooms. The principal bedroom has the benefit of French doors to the terrace with glorious rolling countryside views.

The stylish family bathroom enjoys a bathtub and separate walk-in shower.

There is a staircase from the sitting room leading to the first floor mezzanine level which offers a versatile space as a third bedroom or ideal as a home office.



Garden

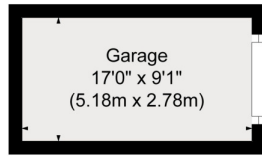
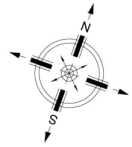
The Indian stone patio and pathway leads to the luxury hot tub which is perfectly placed under a pergola, creating a perfect spot for relaxing and unwinding.

There are several seating areas in this lush garden where one can unwind whilst soaking up the picturesque landscape.

There is a very useful separate single garage.

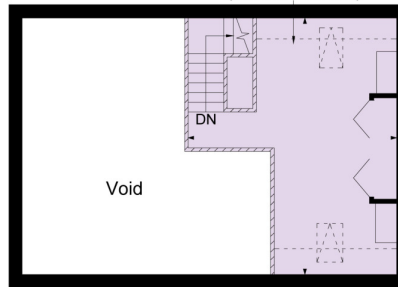


Stable Cottage, Dog Lane, Kelsall
Approximate Gross Internal Area
Main House = 133 sq.m/1433 sq.ft
Garage = 14 sq.m/155 sq.ft
Total = 147 sq.m/1588 sq.ft



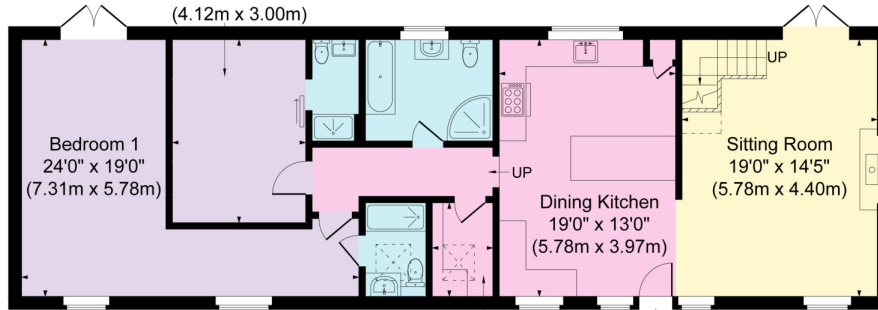
Garage

Bedroom/Mezzanine
18'11" x 15'5"
(5.78m x 4.70m)



First Floor

Bedroom 2
13'6" x 9'10"
(4.12m x 3.00m)



Ground Floor

Utility Room
6'11" x 4'5"
(2.10m x 1.36m)

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2024



Knight Frank

Stafford

Stafford Enterprise Park

Weston Road Stafford

ST18 0BF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Mitchell Glassey

01785 331960

mitchell.glassey@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.