



Park Cottages
Kinseys Lane
Ince, Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£280,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

2 Park Cottages Kinseys Lane

Ince, Chester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GRADE II LISTED SANDSTONE COTTAGE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING AND WELL MAINTAINED GARDENS
- LOVINGLY RESTORED WITH A WEALTH OF ORIGINAL FEATURES
- ORIGINAL FLOORS THROUGHOUT
- STYLISH KITCHEN AND BATHROOM
- EXCELLENT ACCESS TO M56 MOTORWAY NETWORK
- COMMUTABLE TO LIVERPOOL, MANCHESTER, CHESTER, WARRINGTON AND NORTH WALES
- BRIEF WALK TO A LOVELY LOCAL COUNTRY PUB/RESTAURANT


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Dining Room

12' 3" x 11' 2" (3.73m x 3.40m)

A beautiful bright room with a cast iron Victorian fireplace and original tile surround, wall mounted radiator, original wood panelled doors to the lounge and sliding door to the kitchen, timber framed window to the front garden

Lounge

13' 6" x 10' 5" (4.11m x 3.18m)

Original tiled floor, timber framed window to the front aspect, original wood panelled door to the rear boot room, wall mounted radiator. There is also a Lancashire range made by the Baxendale Iron foundry Company Manchester in Circa 1883, The range has a warming oven beside the fire opening which is encompassed by a cast iron surround.

Kitchen

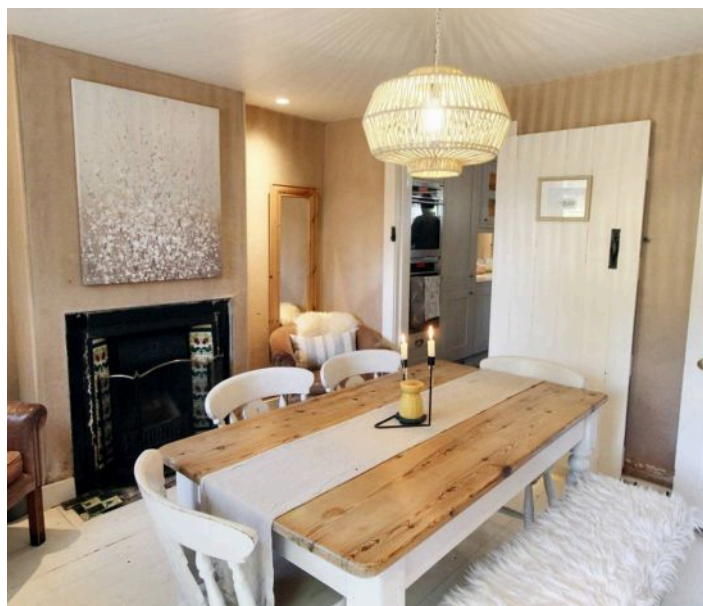
11' 0" x 10' 7" (3.35m x 3.23m)

A beautiful modern kitchen with a wealth of reclaimed wood welcoming the age and history of the cottage with the modern conveniences of quartz worktops, sleek wall, drawer and base units, integrated fridge and freezer, integrated dishwasher, inset 1.5 stainless steel sink unit with mixer tap, timber window to the rear aspect, lovingly restored stone floor. A utility space has been incorporated under the stairwell with reclaimed wooden shelf, space for freezer and is signed by occupants of the past dated 1911

Boot Room

7' 9" x 7' 3" (2.36m x 2.21m)

Solid wood door opening to the rear garden, timber window to the rear, original tiled floor, wall mounted radiator, opening to the kitchen, wood door to the lounge, stairs to the first floor



Landing

Original wooden doors to the bedrooms and bathroom, plus double doors to a storage cupboard

Bedroom One

10' 7" x 10' 5" (3.23m x 3.18m)

Suspended timber floor, timber window to the front aspect with field views, wall mounted radiator, cast iron Victorian fire place

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)

Suspended timber floor, timber window to the front aspect with field views, wall mounted radiator, cast iron Victorian fire place

Bedroom Three

12' 7" x 10' 8" (3.84m x 3.25m)

Suspended timber floor, timber window to the rear aspect, wall mounted radiator

Bathroom

9' 4" x 7' 3" (2.84m x 2.21m)

A beautifully modern bathroom suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, suspended timber floor, part tiled walls, timber window to the rear, wall mounted towel radiator





GARDEN

Accessed via a timber gate with stone steps leading to a raised lawned area, a vast selection of mature shrubs, hedges and flowers offers a calm and tranquil space with views over neighbouring farmland

REAR GARDEN

An enclosed garden with stone wall surround and timber double gates opening to the rear offering a relaxation space or off road parking. Two brick built sheds with one incorporating the original outside high level toilet

Secure gated

2 Parking Spaces

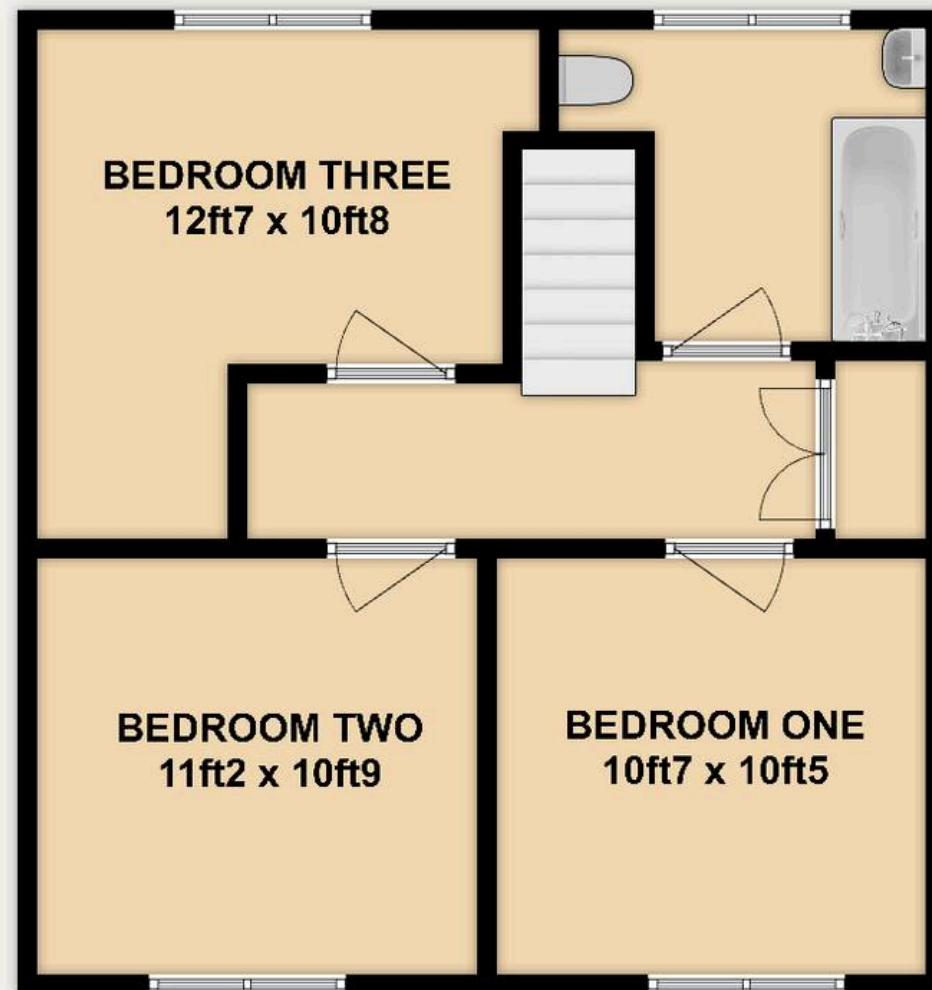
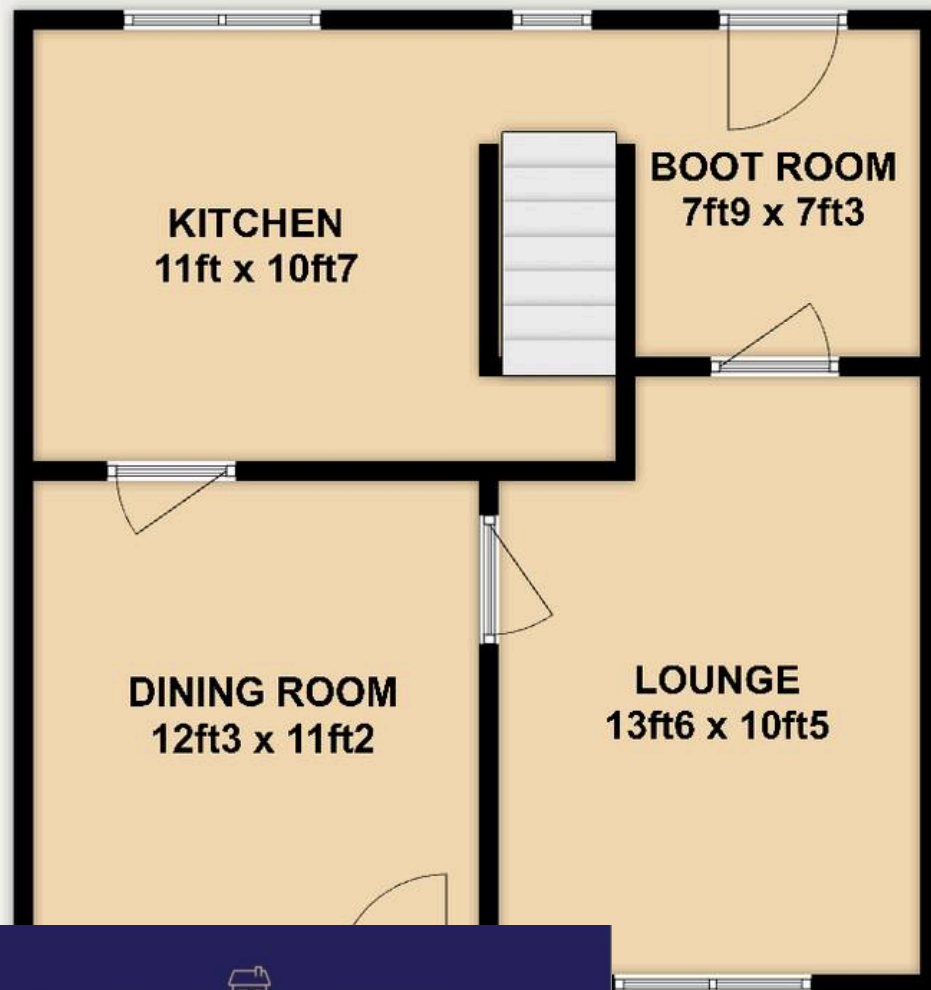
Accessed to the rear of the property there are double gates which open to the rear garden allowing for off road parking

Grade II listing information

GV II Terrace of four 2-storey 2-window cottages, probably early C19 conversion of earlier farm building. (Perhaps of Monastic Grange). Local sandstone squared, largely coursed rubble walls with later end gables of brown brick; brick chimneys; grey Welsh graded slate roof with sandstone ridge. Window and door openings cut out from pre-existing stonework. Small timber casement windows and ledged and battened front doors unaltered in three cottages. Traces of slit windows similar to those surviving in adjacent Grange buildings. Sandstone rubble garden wall on line of Grange boundary.








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