



**Kelsall, Nr. Tarporley**



## Saddlers Cottage, 2 The Commons, Common Lane, Kelsall, Nr Tarporley, Cheshire, CW6 0PY

'The Commons' is a delightful development of converted former buildings situated within three quarters of a mile of Kelsall village. The properties scarcely come to the market and offer far reaching views to the Welsh Hills. 'Saddlers Cottage' offers well proportioned extended accommodation with an attractive south west facing rear garden and large double garage which has a versatile Home Office/Gym or occasional fourth bedroom above which benefitting from an Ensuite Shower Room.

- Spacious welcoming Reception Hall, Living Room, Kitchen Diner open plan to Large Garden/Family Room extension, Utility Room, Cloakroom.
- Large Landing which could be sub-divided to create an additional Bedroom if desired, 3 Double Bedrooms, 3 Bath/Shower Rooms.
- Double Garage with versatile room above with Ensuite Shower Room.
- Attractive gardens offering far reaching views to the Welsh Hills.
- Underfloor heating throughout.

### Location

The property is accessed via an attractive quarter of a mile drive from Common Lane in Kelsall giving the property a stunning rural setting yet still within half a mile of the facilities within Kelsall village which include a Cooperative convenience store with post office, highly regarded butcher, chemist, hairdresser, beauticians, doctors surgery, café, gastro pub – The Morris Dancer and award winning primary school. Attractive walks, horse riding and mountain biking are readily accessible within Delamere Forest. There is also a village Tennis Club. The village is conveniently situated for both Chester City Centre and Northwich Town Centre, the popular village of Tarporley is just 5 miles away offering comprehensive shopping facilities for everyday purpose and award winning Secondary School.

### Accommodation

The front door opens to a spacious and welcoming **Reception Hall 5.6m x 3.1m** with an oak staircase rising to the first floor which compliments the oak flooring, a set of glazed double doors opens to the well proportioned **Living Room 5.6m x 4.5m** this has a central fireplace fitted with a contemporary gas fire, a set of glazed double doors open onto the attractive rear gardens. Also accessed from the reception hall is the **Kitchen Diner** which is open plan to an attractive **Garden/Family Room Extension**.

The **Kitchen Diner 5.6m x 3.6m** is extensively fitted with wall and floor cupboards complimented with granite work surfaces. Appliances include a Range style cooker with double oven and five burner gas hob with extractor above, there is an integrated microwave and dishwasher as well as an American style fridge freezer set within a housing unit.



Within the dining area there is ample space for an 8 person dining table (and larger for an occasion) a limestone tiled floor runs throughout and continues within the **Open Plan Garden/Family Room Extension 6.3m x 3.5m** this stunning family space has a 5.5m (18') wide window overlooking the gardens with views to the welsh hills beyond, a set of glazed double doors open onto a sheltered patio area ideal for alfresco entertaining.

There is also a **Cloakroom** with low level WC and wash hand basin along with a Utility Room fitted with additional wall and floor cupboards, worksurface with sink unit with a washing machine and tumble dryer which are included within the sale.

The oak staircase from the reception hall benefits from low level courtesy lighting and rises to a spacious **Landing 3.3m x 3.1m** the current vendors have utilised this area for a home office (should prospective purchasers wish to partition this area off it could easily be done to create a private study area or occasional fourth bedroom as there is natural light via a skylight).

The impressive **Master Bedroom Suite 5.8m x 4.0m** overall offers attractive elevated views over the gardens and countryside beyond to the welsh hills in the distance. The dimensions include built in wardrobes in addition to a **Walk In Dressing Area/Wardrobe** and well appointed **Ensuite Shower Room**. A further feature is the sympathetic exposed king post roof truss.

**Bedroom Two 3.5m x 3.0m** also benefits from an **Ensuite Shower Room** and has an oriel window overlooking the courtyard to the front. **Bedroom Three 4.0m x 2.2m** is a further good sized double bedroom offering views over the gardens to the Welsh hills in the distance. The **Family Bathroom** is fitted with a panelled bath with shower facility above, wall mounted wash hand basin, low level WC with enclosed cistern, medicine cupboard, heated towel rail, heated tiled floor and part tiled walls.

#### Externally

The property is accessed over an attractive sweeping driveway which leads into 'The Commons' which consists of five properties. The driveway leads to the garages of which Saddlers Cottage benefits from a double with allocated parking to the front with additional visitors parking available on a first come first served basis. From the garages you can walk into the attractive walled courtyard which is principally for the benefit of just three of the properties, this has a central lawned area edged with granite setts. The attractive enclosed rear garden offers far reaching views to the Welsh hills and is principally laid to lawn edged with mature well stocked borders with a large 6.5m x 5.3m patio laid to Indian stone creating an attractive entertaining area which can be directly accessed from either the living room or alternatively garden/family room.

The large **Double Garage 5.8m x 5.6m** can be accessed via an automated up and over door. Above the garage accessed via an independent corridor situated at the rear of the garage is a versatile **Home Office/Gym/Teen Room and potential occasional Bedroom 6.2m x 3.6m widening to 5.8m**. This includes an **Ensuite Shower Room** with low level WC and pedestal wash hand basin.

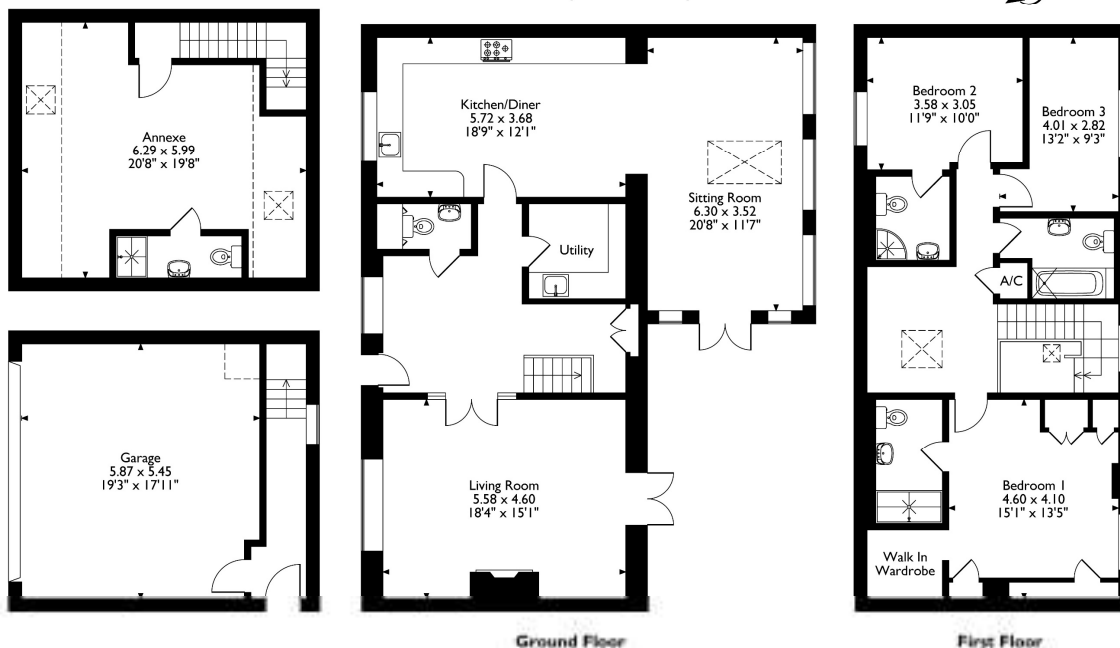
#### Management Charge

£100 per month for maintenance of the communal areas, facilities and public liability.





Approximate Gross Internal Area  
 Main House = 172 Sq M/1852 Sq Ft  
 Garage = 65 Sq M/700 Sq Ft  
 Total = 237 Sq M/2552 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Services/Tenure**

Mains gas, water and electricity. Freehold.

**Viewing**

Viewing via Cheshire Lamont Tarporley office.

**Directions - What3words : sends.laugh.warrior**

From the Morris Dancer pub in the centre of Kelsall on Chester Road turn right up Chester Road turning first right into Church Street. Proceed down Church Street to the 'T' junction turning left onto Common Lane. Proceed past the turning right for The Wynd and the entrance drive to The Commons will be found shortly after on the right hand side.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
 Tarporley  
 Cheshire CW6 0UW  
 Tel: 01829 730700

5 Hospital Street  
 Nantwich  
 Cheshire CW5 5RH  
 Tel: 01270 624441