



Chapter House, Kelsall, Nr Tarporley





Chapter House

Hollands Lane, Kelsall, Nr Tarporley, CW6 0QT

Chapter House provides a unique opportunity to acquire one of the most striking high quality contemporary detached houses in this part of Cheshire. Upon inspection discerning purchasers will instantly note the intelligent design, superb specification, magnificent far reaching panoramic views across the Cheshire Plains to the Welsh Hills and the sheer size of the property which extends to a most impressive 5,400 sq.ft. The house has the benefit of the balance of 6 years left on the structural warranty and is being offered for sale with no onward chain.

- Uniquely designed Prestige/Executive House.
- Spectacular Elevated Views across the Cheshire Plain and Welsh Hills.
- Spacious well-proportioned Open Plan Living Accommodation providing Living Room, Family Room, Kitchen Dining Room, Cloakroom and Utility.
- 5 Bedrooms, 3 Bath/Shower Rooms including a 900 Sq. Ft Master Suite.
- Versatile Home Office / Guest Suite with well-appointed Shower Room.
- 30' x 23' Double Garage/Gym, Electronic Gates and Parking for numerous cars.
- South facing 450 sqft terrace and West facing 325 sqft outdoor Entertaining Area.
- Underfloor heated to the Lower and Upper Ground Floors, Gas Central Heating to the first and second floors. 2 Air conditioning units.

Location

The property is situated a short walk from the shopping amenities within Kelsall village which include a Cooperative convenience store with post office, highly regarded butcher, chemist, new medical centre, vets, car repair garage, café, gastro pub – The Morris Dancer and an Ofsted 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 offering comprehensive shopping facilities for everyday purpose and an Ofsted award winning Secondary School. There are good links to the M53, M56 and M6 motorways as well as a regular train service from Chester and Hartford to London Euston.



Accommodation

The accommodation combines superb design and high end features with day to day practicality. To the lower ground floor, Timber framed double doors with window panels to either side open into a spacious double height **Reception Hall 6.2m x 3.1m** complimented with an Oak detailed staircase rising to the upper ground floor, the design provides a huge amount of natural light. Off the Reception Hall access can be gained to a versatile **Home Office/Guest Bedroom 4.9m x 3.9m** which has a stylish **En-suite Shower Room**, a further door leads into the **Double Garage/Gym 9.2m x 7.2m**. Unusually for a garage it has been finished to an internal room standard so is a very comfortable and versatile space.

The ground floor is where the hub of family living takes place and the property has been designed with this in mind. The **Lounge 6.4m x 6.5m** has fabulous aspects to the front with open views towards the Welsh Hills, and includes a 65" 4K TV recessed into the wall with a wireless sound system. An air conditioning unit also serves the open plan Kitchen Breakfast Area and Living Room.

The **Kitchen Breakfast Dining/Everyday Family Sitting Room 9.3m x 8.5m overall** is subtly divided to create intimate areas. The **Kitchen 6.9m x 4.8m** was designed by the award winning Cheshire Kitchen Company and offers a blend of traditional design with a modern layout and many features, including a large Quartz topped centre island with breakfast bar. The Kitchen comes fully equipped with a full height integrated Samsung larder fridge and freezer, microwave, dishwasher, Stoves cooker, drinks cooler, boiling water tap, integrated bins and wireless speakers. The area links perfectly with the **open plan Family Room 4.5m x 4.1m** and **Dining Room 5.2m x 4.5m** which are subtly divided with a feature wall incorporating double sided shelving and a contemporary double sided gas fired Living Flame fire for the benefit of both areas. From the Dining Room a set of bi-fold doors lead out onto a South facing 450 sq.ft. terrace and West facing 325 sq.ft. outdoor Entertaining Area with lawned gardens beyond.





Both of these outside areas also benefit from wireless speaker systems. The Family Room includes a 55" 4K TV also recessed into the wall. Completing the upper ground floor accommodation, off the Inner Hallway there is a good size Utility Room and separate Cloakroom comprising low level WC with concealed cistern, wash hand basin, Cloaks Area and under-stairs cupboard. The ground floor and lower ground floor feature an underfloor heating system with radiators serving the upstairs rooms. The temperature of every room can be controlled independently via wireless thermostats which can also be accessed via smart phones.

A contemporary open plan glass staircase rises to the spacious first floor landing which again enjoys stunning views to the Welsh hills, as does the magnificent **Master Bedroom Suite 13.2m x 6.4m overall** The bedroom **6.3m x 4.4m** has a fantastic vaulted ceiling and takes full advantage of the magnificent panoramic views across the Cheshire plain to the Welsh hills. The **Dressing Room 5.8m x 4.6m** is extensively fitted with wardrobes and a handmade oak central dressing area unit and dressing table.





The En-suite 6.4m x 2.7m is appointed to the highest of specifications and has within it, his and her wash hand basins, a magnificent feature bath, a 9' wide walk-in shower facility, low level WC and two heated towel rails. There are two further double bedrooms to the first floor. **Bedroom Two 4.7m x 4.3m and Bedroom Three 4.3m x 4.0m** both of which are generously proportioned, one with an aspect over the garden to the rear and one enjoying spectacular views to the front. Both are served by a well-appointed **Family Bathroom**.

To the Second Floor there are two further double bedrooms. **Bedroom Four 8.7m x 4.2m and Bedroom Five 5.0m x 4.6m** these are both generously proportioned and accessed from the central landing which also gives access to a well appointed Shower Room.

External

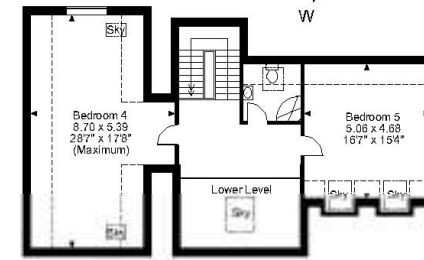
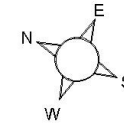
The garden to the rear enjoy truly magical views that incorporate the Welsh hills, which can be enjoyed from a limestone paved sitting/entertaining area with steps leading down to the principal garden area to the side of the property this is South facing and also enjoys stunning views to the Welsh hills. There is in addition a wonderful terrace for alfresco dining and a beautiful front garden which has been landscaped to an impressive standard. There is more than ample off road parking and turning space for a number of vehicles and the driveway leads directly to the integral Double Garage/Gym. Electrically operated driveway gates offer additional privacy and security.

Directions

From the centre of Kelsall, opposite the recently refurbished Morris Dancer gastro pub, turn into Hollands Lane. Proceed along and follow the road up and around the bend to the left, just after the bend Chapter House can be found on the right hand side.



Approximate Gross Internal Area
5400 Sq Ft/502 Sq M



Second Floor



Lower Ground Floor



Ground Floor



First Floor

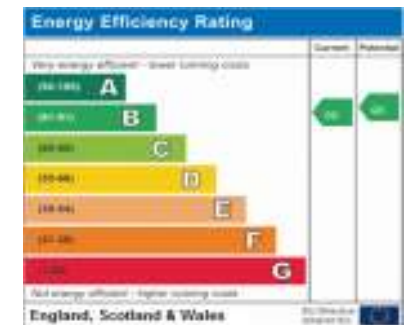
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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Services (Not Tested)

Mains Water, Electricity, Gas and Drainage are connected.

Viewings

Strictly by Appointment only with Cheshire Lamont Tarporley 01829 730700





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.

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