



**Old Coach Road, Kelsall**



# 34 Old Coach Road

## Kelsall, Nr. Tarporley, Cheshire CW6 0QL

This deceptively spacious 3 bedroom split level property offers scope for alteration and extension benefitting from a large garden and conveniently situated within walking distance of the facilities within Kelsall village.

- Reception Hall, Open plan Living/Dining Room, Lean to Conservatory, Kitchen, versatile additional Reception/Breakfast Room, Utility Room.
- 3 Bedrooms, Bathroom, Separate Shower Room.
- Large Gardens extending to both front and rear of the property, Detached Single Garage.
- Conveniently situated within walking distance of the facilities within Kelsall Village.

### Location

The property is conveniently situated a short walk from the shopping amenities 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 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 away offering comprehensive shopping facilities for everyday purpose and an Ofsted award winning Secondary School.

### Accommodation

Steps from the driveway lead up to an enclosed **Entrance Porch** which in turn gives access to the split level **Reception Hall**. From the Reception Hall stairs lead down to the ground floor living accommodation which comprises **Open plan Living/Dining Room 6.1m x 3.5m narrowing to 2.6 m** this is fitted with a gas fire, has a bay window to the side elevation and a glazed sliding door opening to a **Lean-To Conservatory 2.6m x 2.4m** this overlooks and gives access to the rear garden.



The **Kitchen 3.6m x 2.7m** is fitted with wall and floor cupboards along with a worksurface incorporating a stainless steel sink unit, the kitchen also overlooks the rear garden. Off the kitchen there is a **Breakfast/Versatile Reception Room 3.7m x 2.3m** this room lends itself to being incorporated into the kitchen which would create a **6.3m x 3.6m Kitchen Dining Family Room**. There is also a **Utility Room to the ground floor 3.2m x 2m** fitted with additional wall and floor cupboards and a large walk-in storage cupboard.

To the upper floors there are three bedrooms a bathroom and a shower room. **Bedroom One 4.1 m x 3.6 m** offers attractive views over the rear garden as well as distant views towards the Peckforton Hills. **Bedroom Two 2.8 m x 3.4 m** overlooks the front garden as does **Bedroom Three 3.2 m x 1.9 m**. There is a **Bathroom** fitted with a panelled bath, pedestal wash hand basin and low level WC along with a **Separate Shower Room** fitted with an enclosed shower cubicle, wash hand basin and low WC.

#### Externally

Externally the property is approached over a tarmacadam driveway which provides ample parking and turning space along with giving access to the **Detached Single Garage**. The gardens to the front of the property are principally laid to lawn, access can be taken along the side of the property to the large rear garden which includes, two paved sitting/entertaining areas one of which can be accessed directly from the conservatory and the other from the utility room. Beyond the patios there are lawned gardens with stocked borders and an ornamental pond. Trellis fencing divides a formal garden from a former vegetable garden area which includes two garden sheds.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

#### Viewing

Viewing via Cheshire Lamont Tarporley office.

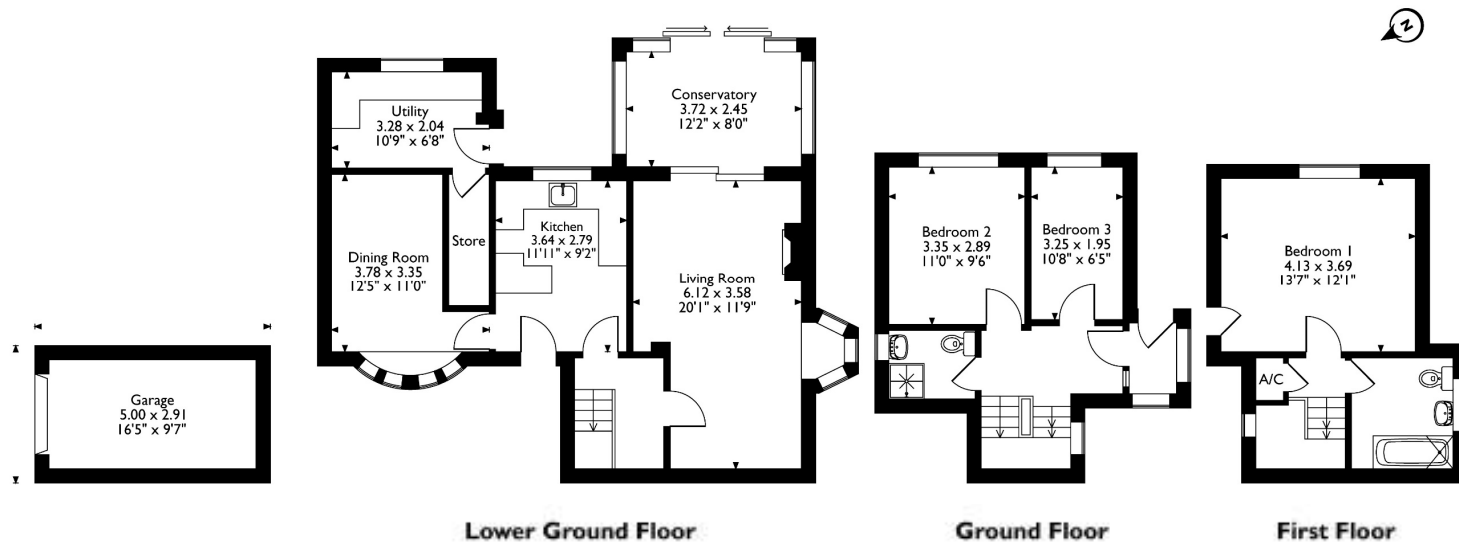
#### Directions

**What3words : widget.invisible.confident**

From the Morris Dancer in the centre of Kelsall head up Chester Road turning left after approximately 100m into Church Street North. At the 'T' junction turn right onto Old Coach Road and the property will be found after approximately 200m on the right hand side.



Approximate Gross Internal Area  
 Main House = 1206 sqft/112 sqm  
 Garage = 108 sqft/10 sqm  
 Outbuilding = 97 sqft/9 sqm  
 Total = 1411 sqft/131 sqm



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.



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