



**CHESHIRE  
LAMONT**

**Lintzford, Kelsall**

# Lintzford

Old Coach Road, Kelsall  
CW6 0QJ

This Detached Three Bedroom Bungalow has been comprehensively reconfigured and refurbished by the current vendors to create a very special home centrally positioned within Kelsall village and convenient for the local amenities. The property benefits from attractive gardens and a delightful secluded and sheltered walled courtyard entertaining garden to the rear.

- Reception Hall, well proportioned Living Room offering attractive views, spacious open plan well appointed Kitchen/Dining Room, Large Utility Room.
- Master Bedroom Suite with built in wardrobes and spacious En-suite Shower Room, Guest Bedroom Two also with fitted wardrobes, Bedroom Three currently utilised as a Study, well appointed Family Bathroom.
- Driveway providing parking to the front and a small car garage, attractive lawned gardens with well stocked borders to the front and side, secluded and sheltered courtyard garden to the rear ideal for al fresco entertaining.

## Location

The property is centrally situated and a short walk from the shopping amenities within Kelsall village which include a Co-operative convenience store with post office, highly regarded butcher, chemist, hairdresser, beauticians, doctor's 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

A large Storm Porch sits above the front door, this opens to a welcoming **Reception Hall** which benefits from a large Cloaks Cupboard, Laundry Cupboard and night time courtesy lighting from the Reception Hall. Glazed panel double doors open to an attractive well proportioned **Living Room 5.7m x 3.6m**, features include a contemporary cassette gas fired log burner effect stove with marble mantel above, bespoke book shelving and two large windows both with automated blinds and one with far reaching views. The spacious



**Kitchen Diner 5.7m x 4.5m narrowing to 3.6m** is extensively fitted with wall and floor cupboards including Pantry Cupboard, corner carousel unit and spice cupboard. Appliances include an induction hob with extractor above, double oven with warming drawer, integrated dishwasher and fridge freezer. A window to the rear overlooks the rear courtyard, a large picture window to the front offers views between the trees to the Welsh Hills in the distance. The Dining Area can comfortably accommodate a six/eight person dining table and larger for an occasion. A timber effect Karndean floor continues seamlessly into the **Utility Room 3.3m x 2.3m**, this is extensively fitted with additional shelved storage cupboards as well as a Housekeepers Cupboard. Beneath the work surface there is space for a washing machine and tumble dryer. A door gives access to the **Garage 3.8m x 3.3m** which could potentially accommodate a small car.

The **Master Bedroom Suite 3.0m x 5.6m** overall includes a large well appointed **En-suite Shower Room** and built in wardrobes. **Bedroom Two 3.4m x 3.1m** also benefits from built in wardrobes. **Bedroom Three 3.0m x 2.0m** is currently utilised as a Study and offers attractive views via a large picture window towards the Welsh Hills. The well appointed **Family Bathroom** is fitted with a panel bath with shower facility above, contemporary wash hand basin with storage cupboards beneath and mirror above, low level WC, bidet, part tiled walls and a heated tile floor.

#### Externally

A driveway laid to briquette setts provides off road parking to the front of a small car **Garage 3.8m x 3.3m**. A pathway runs along the front and side of the property edged with lawn and raised well stocked borders, beyond the lawn there is a paved Sitting Area with feature sandstone wall beyond. To the rear of the property there is an attractive secluded and sheltered walled courtyard garden perfect for al fresco dining softened with plantation fencing with steps rising to raised stocked borders retained with sleepers.

#### Directions

From the centre of Kelsall by the Co-operative store proceed up Chester Road to the crossroads turning left onto Church Street North and then left onto Old Coach Road, proceed through the right hand bend down the hill and the property will be observed on the right hand side before the T-junction.

#### Services (Not tested)/Tenure

Mains Water, Gas Fired Central Heating, Electricity, Mains Drainage/Freehold. Band E Council Tax.

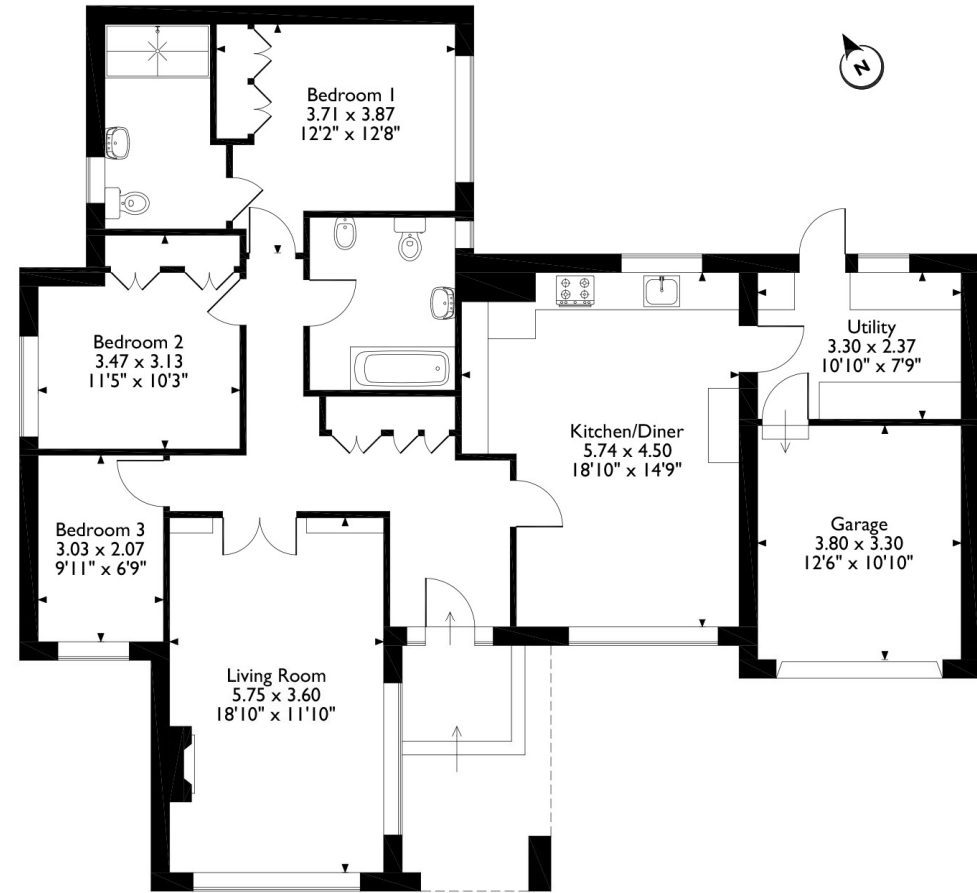
#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.





## Approximate Gross Internal Area 1345 sqft/125 sqm



**Ground Floor**

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.

**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  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

