



1 Grange Cottages, Delamere

1 Grange Cottages, Middlewich Road, Delamere, Cheshire, CW8 2HR

This attractive and characterful three bedroom semi detached property is situated close to Delamere Forest and benefits from a recently fitted Kitchen and Bathroom as well as a secluded south facing rear garden.

- Entrance Hall, Living Room, Open Plan Kitchen Dining Room with bi-fold doors opening onto the rear garden, Study Area (Off Dining Room)
- 3 Bedrooms, Bathroom
- Gardens to both front and rear, south facing to the rear.

Location

1 Grange Cottages is a delightful property conveniently situated in rural Cheshire being just 2 miles from Delamere Forest, 2.5 miles from Kelsall and 4.5 miles from the larger village of Tarporley. There are a number of strong primary and secondary schools within the area as well as private schools at Northwich and Chester. Chester and Northwich provides at least three of the five big supermarkets as well as the national retailing outlets. On a recreational front delightful walks and pony trekking are available in nearby Delamere Forest. Cricket, tennis, football, hockey, rugby and a number of golf clubs are within 15 minutes drive from the property.

Accommodation

A panelled front door opens to the **Reception Hall**, this has a staircase rising to the first floor and doors off leading into the Living Room and a separate Dining Room which in turn gives access to a recently refitted open plan Kitchen. The **Living Room 4.2m x 3.9m** is carpeted however has an original herringbone pattern woodblock floor beneath. This room overlooks the front garden and has a central fireplace.

The **7.8m open plan Kitchen Diner** overlooks the south facing rear garden, the well proportioned **Dining area 4.3m x 3.9m** comfortably accommodates an 8/10 person dining table. There is a central fireplace and bi-fold doors opening onto the south facing and rear garden. There is a large understairs storage cupboard along with an area off the **dining area 2.1m x 1.1m (note floor plan)** which the current vendors utilise as a **Study**.



Amtico timber effect flooring runs throughout the dining area and continues seamlessly into the well appointed **Kitchen** refitted in 2023 this is extensively fitted with wall and floor cupboards and finished with quartz work surfaces. Appliances include a Smeg Range cooker with five ring ceramic hob and double oven with extractor above, there is an integrated fridge freezer and dishwasher along with a matching cupboard door concealing the washing machine.

The attractive **First Floor Landing** gives access to three bedrooms and a bathroom. All three bedrooms have feature (non operational) original fireplaces. **Bedroom One 4.2m x 3.9m** overlooks the front and benefits from a built in cupboard. **Bedroom Two 3.6m x 3.3m** also overlooks the front garden. **Bedroom Three 2.9m x 2.6m** overlooks the rear garden. The **Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

External

A driveway to the front of the property provides parking nose to tail for up to three cars (although a turning head could be created if desired). The front garden is principally laid to lawn and is edged with stocked borders. Sandstone steps rise up to a 5m x 3m sandstone base sitting area which leads up to the front door. The rear garden is south facing and principally laid to lawn. An Indian stone laid patio can be directly accessed via the bi-fold doors in the dining room.

Services

Mains water, electricity, shared septic tank drainage, oil fired central heating.

Tenure

Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : defensive.nightfall.danger

From Tarporley proceed north from the A49 towards Warrington for 3 miles turning left and the first set of traffic lights onto the A54 signposted Kelsall and Chester. Follow this road for 1 mile and shortly after the Fishpool Inn the property will be observed on the left hand side.

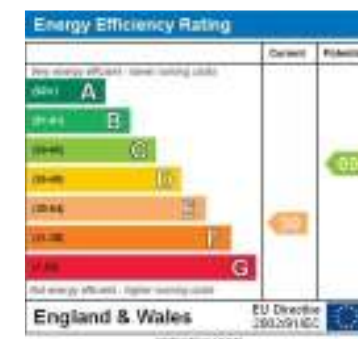




Approximate Gross Internal Area
Main House = 1152 SQ FT/107 SQ M
Outbuilding = 44 SQ FT/4 SQ M
Total = 1196 SQ FT/111 SQ M



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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