

WILLINGTON COTTAGE

WILLINGTON



Situated in a sought-after quiet location with undisturbed views across open farmland, a beautifully presented and extended detached family home with superb flexible accommodation and character features throughout. Beautifully landscaped private gardens, driveway providing off road parking for several vehicles and integral tandem garage.

Willington is one of the area's most highly regarded villages and is renowned for its wonderful setting amidst some of Cheshire's most spectacular countryside. Willington is conveniently located just 2 miles from Kelsall and 3 miles from Tarporley village centre.

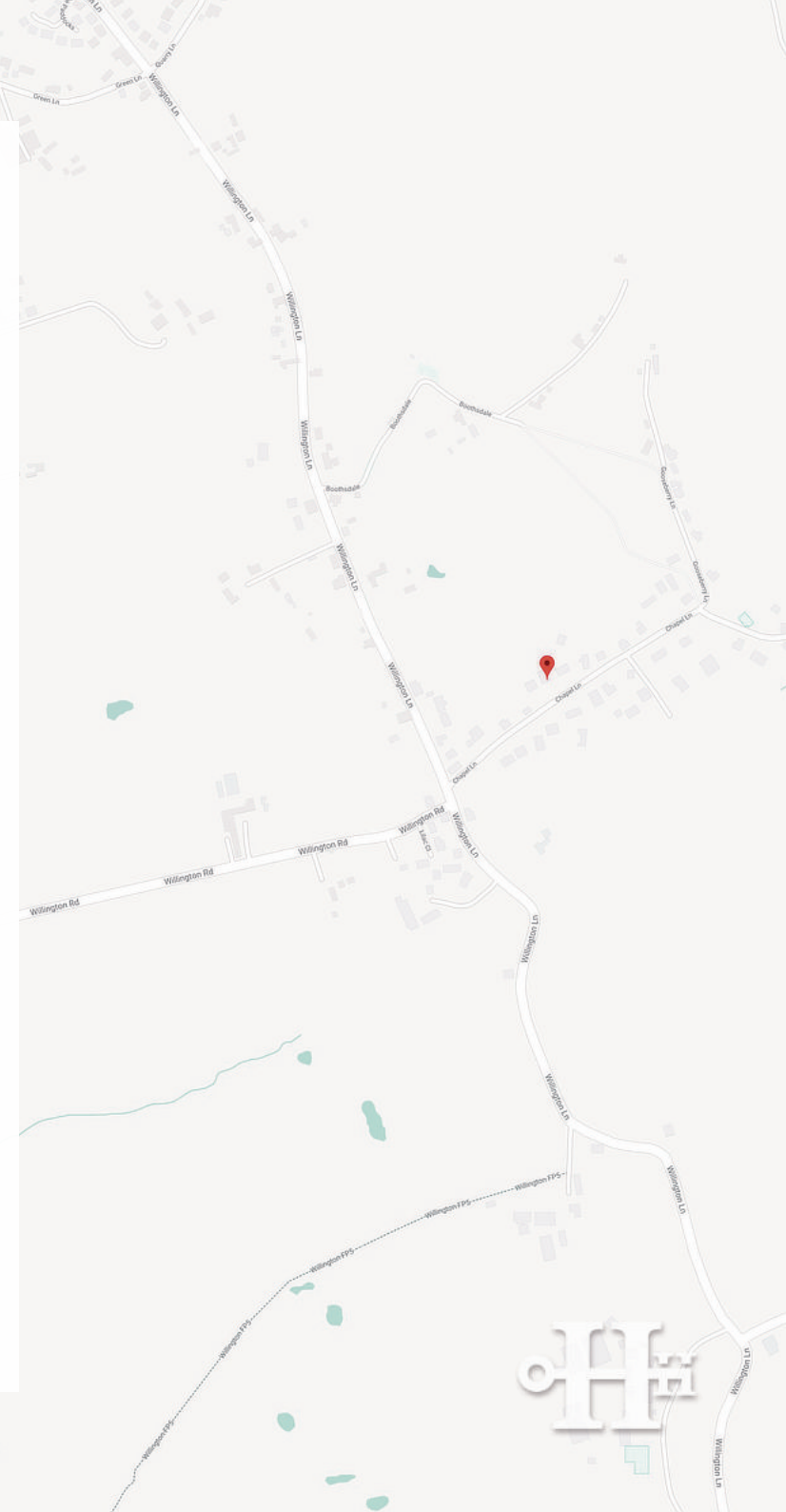
The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

Nearby Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition, there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.

For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'.



GROUND FLOOR

Entrance Hall
Kitchen
Breakfast Room
Family Room
Lounge
Dining Room
Study
Rear Hall
Utility Room
Shower Room

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

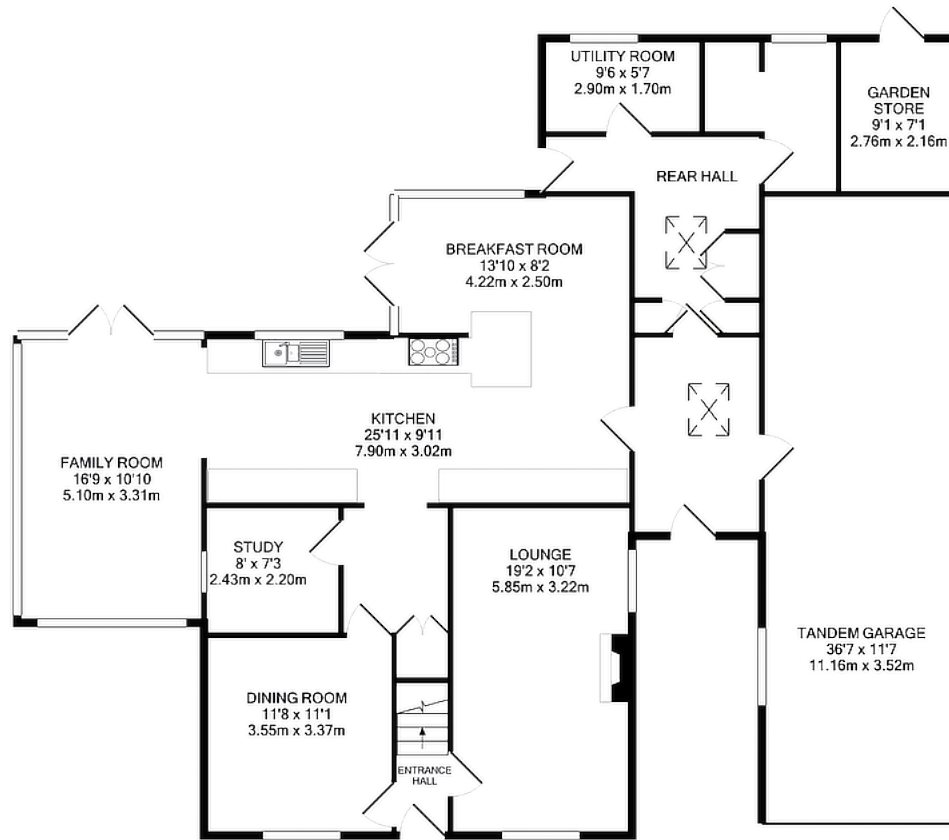
Tandem Garage
Garden Store
Cottage Garden to Front
Family Garden to Rear





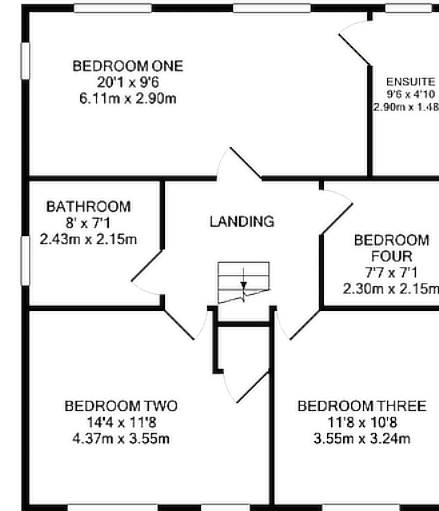






GROUND FLOOR
APPROX. FLOOR
AREA 1813 SQ.FT.
(168.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2538 SQ.FT. (235.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.3 SQ.M.)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity and gas central heating are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

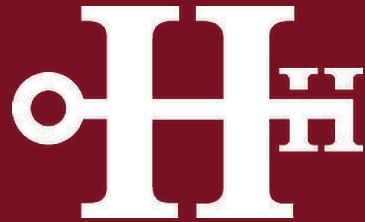
(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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