



3 Waterloo Cottages, Kingswood

Guide Price £425,000



in association with



3 Waterloo Cottages

Kingswood, Frodsham

A CHARMING, COMPREHENSIVELY RENOVATED, SEMI DETACHED PERIOD COTTAGE WITH A LOVELY 170 FOOT REAR GARDEN AND RURAL VIEWS TO THE FRONT AND REAR

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



3 Waterloo Cottages

SUMMARY

Living Room, Dining Room, Kitchen, Landing, Two Double Bedrooms, Bathroom, Oil Central Heating, Oak Flooring throughout the Ground Floor, Hardwood Double Glazed Windows, Driveway with space for Two Cars, External Home Office, Garden Room/Gym, Workshop, Well Nurtured Gardens with South-Easterly aspect, About .14 of an Acre.

DESCRIPTION

This appealing semi-detached cottage dates back to the late 19th century and is built of brick beneath a slate roof. It has been tastefully renovated and extended in recent years, with significant investment made over the past two years. In 2023, planning permission was granted by Cheshire West and Chester for a single-storey extension (reference 23/02472/FUL). The cottage enjoys charming rural views to both the front and rear, with direct walking access to the outstanding countryside and woodland trails of Delamere Forest, which spans over 972 hectares. We consider this to be an exquisite and comprehensively renovated cottage of character, charm and appeal in glorious open countryside.

LOCATION & AMENITIES

The property is surrounded by open countryside and lies 1.5 miles from Kingsley and 3 miles from Manley. Kingsley village is a thriving rural community with a co-op/post office, chemist, doctors surgery, Kingsley Community Primary School, village pub, two churches and an active community including a cricket club. Outdoor enthusiasts are spoilt for choice, with Delamere Forrest a mere 350 yard stroll with its host of opportunities for walking, cycling and horse riding. Other recreational facilities in the area include Delamere and Sandiway Golf Clubs, Oulton Park, the Sandstone Trail and Manley Mere. The road, rail and



ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM

Dimensions: 3.63m x 3.18m (11'11" x 10'5").

KITCHEN

Dimensions: 2.97m x 2.62m (9'9" x 8'7").

DINING ROOM

Dimensions: 5.21m x 3.10m (17'1" x 10'2").

STAIRS FROM KITCHEN TO FIRST FLOOR LANDING

Dimensions: 2.59m x 1.75m (8'6" x 5'9").

BEDROOM NO. 1

Dimensions: 3.20m x 3.02m (10'6" x 9'11").

BEDROOM NO. 2

Dimensions: 3.66m x 3.20m into wardrobes (12'0" x 10'6" into w.

BATHROOM

Dimensions: 2.62m x 1.75m (8'7" x 5'9").

GARDENS

The rear garden extends approximately 170 feet and enjoys a south-easterly aspect. It is predominantly lawned, bordered by a varied selection of herbaceous plants, flowers, shrubs, and specimen trees. A gently curving path runs through the garden, with two hand gates creating secure partitions that divide the garden into functional areas. This layout allows for versatile use, with a lawned section separated from the cutting garden, greenhouse, and chicken run.

SERVICES

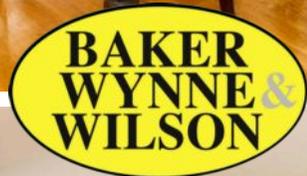
The property is fed by mains water and electricity with a private septic tank and drainage. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

CONCIL TAX

Band D.





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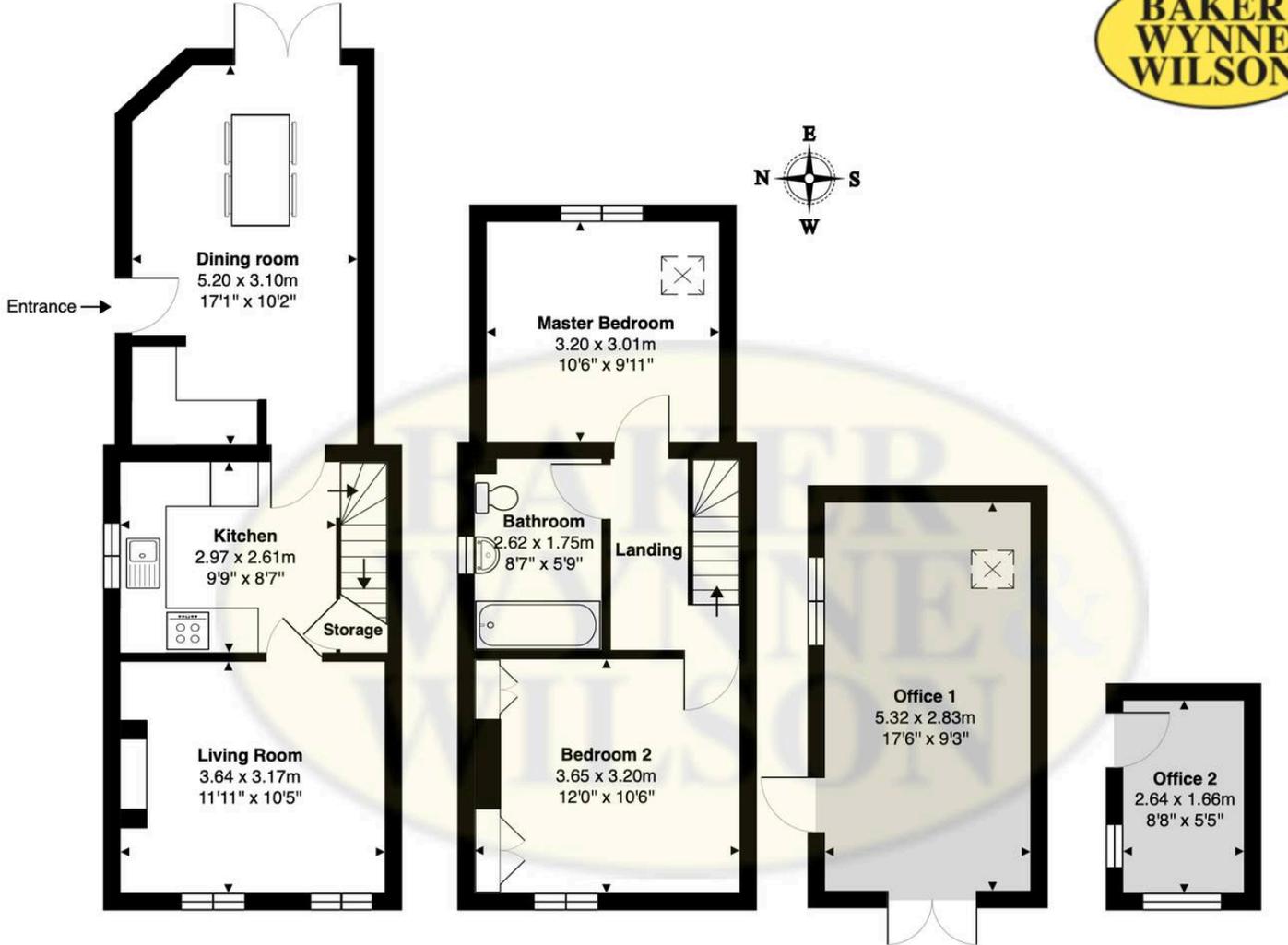
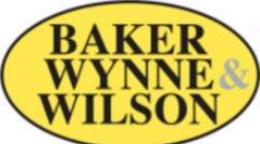




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Ground Floor
Area: 38.2 m² ... 411 ft²

First Floor
Area: 32.1 m² ... 346 ft²

External Office 1
Area: 15.1 m² ... 163 ft²

Office 2
Area: 4.4 m² ... 47 ft²

3 WATERLOO COTTAGES, KINGSWOOD, FRODSHAM, CHESHIRE, WA6 6JW

Approximate Gross Internal Area: 70.3 m² ... 757 ft² (Excluding Office 1, Office 2)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Green House EPC 2025.