

5 SWALLOW DRIVE

KELSALL





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Welcoming, well-connected and washed with light, with elevated views over the leafy surrounds of Kelsall village and beyond, discover a comfortable, cosy and cleverly designed home at No. 5, Swallow Drive. Nestled within walking distance of all this community-led village has to offer, including sought-after schools, lauded medical facilities, everyday amenities and beautiful walks, No. 5 Swallow Drive stands serenely above the hustle and bustle of daily life.

With plenty of parking available along the driveway and within the garage, steps lead up past the wisteria festooned redbrick to the front door, where a broad patio takes in both the elevated view and the fragrance of the flowers when in bloom.

LET THERE BE LIGHT

Inside, the entrance hall captures the welcoming ambience of the home, broad and bright, with rich wooden Karndean flooring underfoot absorbing the heat from the sunrays which streak through the space. Beneath the oak staircase, a glazed, built-in wine store with fitted shelving hints at the home's natural flair for entertaining.



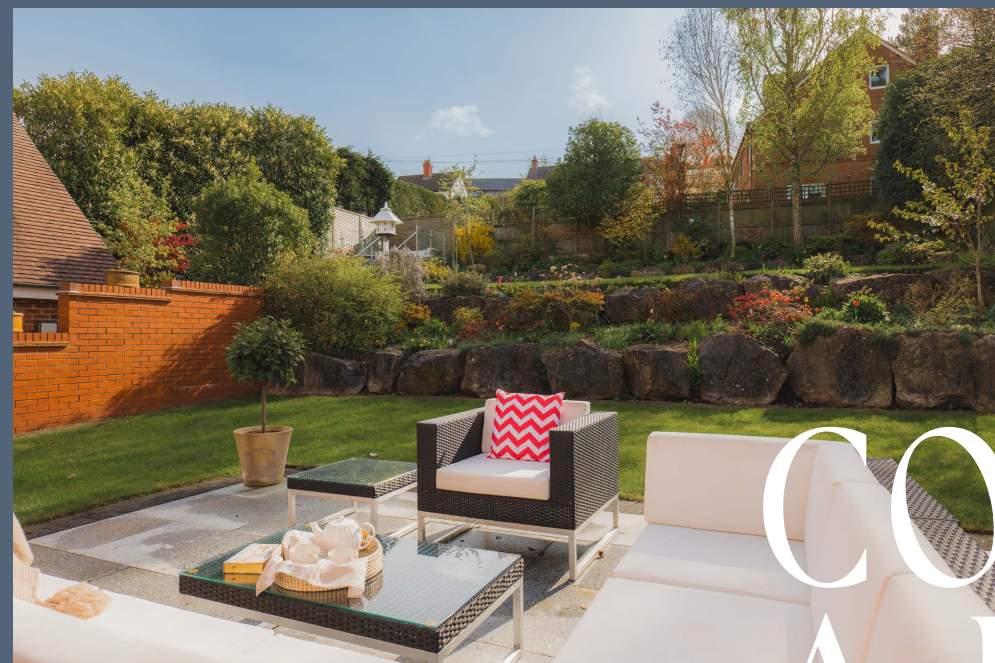


Double doors open into the living room on the left, where soft grey carpet extends underfoot, and light drifts in through the front window. A cosy room in the evenings, this snug retreat offers space to break away and watch a movie or read a book.

Across the entrance hall, double doors also open through into the sitting room, glazed to keep the light flowing. Spacious and serene, soft neutral décor evokes a calming feel, while the log-burning stove emanates warmth and comfort. Soaking in the sun as it moves around the home, a wide window draws in the elevated views from the front.

Back in the entrance hall, a large cloakroom with wash basin and WC provides a place for guests to freshen up, with cupboard space just outside for coats and shoes.





COOK UP A FEAST...

A short flight of stairs leads up, with double doors to the right opening to the formal dining room. Soft shades of fern green dress the walls, with easy access to the patio and first of the garden terraces through French doors, creating a seamless party flow when entertaining in the summer months.

Across, the kitchen awaits, peaceful and inviting, washed over by morning sun and playfully echoing its connection to the garden with its feature wall of lily pad green. Designed with space in mind, broad, lightly toned tiles flow out underfoot, while glazed doors open directly to the garden, drawing in leafy views and a steady soundtrack of birdsong.



“The kitchen is filled with morning light before it shifts to the dining room next door, then it moves all the way around the home. Light is important to us; it’s never dark here.”



Cook up a feast for family and friends with a full suite of integrated appliances including fridge freezer, dishwasher, double oven and extractor. With scope for an island, the current set up enables optimum practicality, with plenty of space to move about and gather, whether for everyday family life or the bustle of Christmas morning, with a breakfast table set comfortably within. Conveniently close by is the utility room, with plumbing for a washing machine and dryer.



BEDTIME BECKONS

Returning through to the entrance hallway, take the stairs up to the first-floor landing, where glass panelling retains the easy flow of light. Turning right, storage abounds in the master bedroom. Dressed in deep inky blue, sunlight floods in through the window to the front, shifting as the day progresses, with views stretching out from the blossom trees in the foreground to the moody outline of Delamere Forest in the distance. Two walls of elegant bespoke fitted wardrobes offer ample storage, while a spacious en suite features a large egg-shaped bath and separate shower.





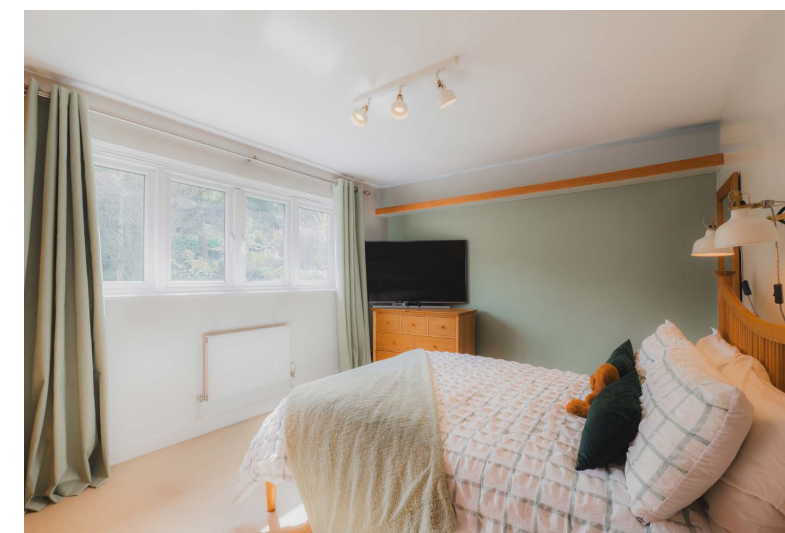
The bathroom, located across the hall, features contemporary soft grey tiling and is fitted with a vanity unit, wash basin, WC, and walk-in shower. Another bedroom on this level also offers plenty of space for a double bed, with wardrobes.



ANOTHER LEVEL...

Another short flight of stairs provides access to three further bountiful bedrooms, the first of which, on the right, is another spacious double, whose décor of soft sage green emulates the glorious garden views. A fourth potential bedroom currently serves as a brightly lit, practical laundry room, with a range of built-in furniture providing excellent storage. A multifunctional and versatile room, the storage could double for office use, or for use as a nursery or single bedroom.

Dressed in demure blue tones, the guest bedroom awaits next door, beautifully bright and with leafy garden views. Perfect for visiting relatives and friends, this bedroom encapsulates a truly private feel, replete with its own shower room en suite. Two lofts at No. 5, Swallow Drive provide plenty of storage, one above the home and another in the garage, all boarded and with lighting and very well ordered.





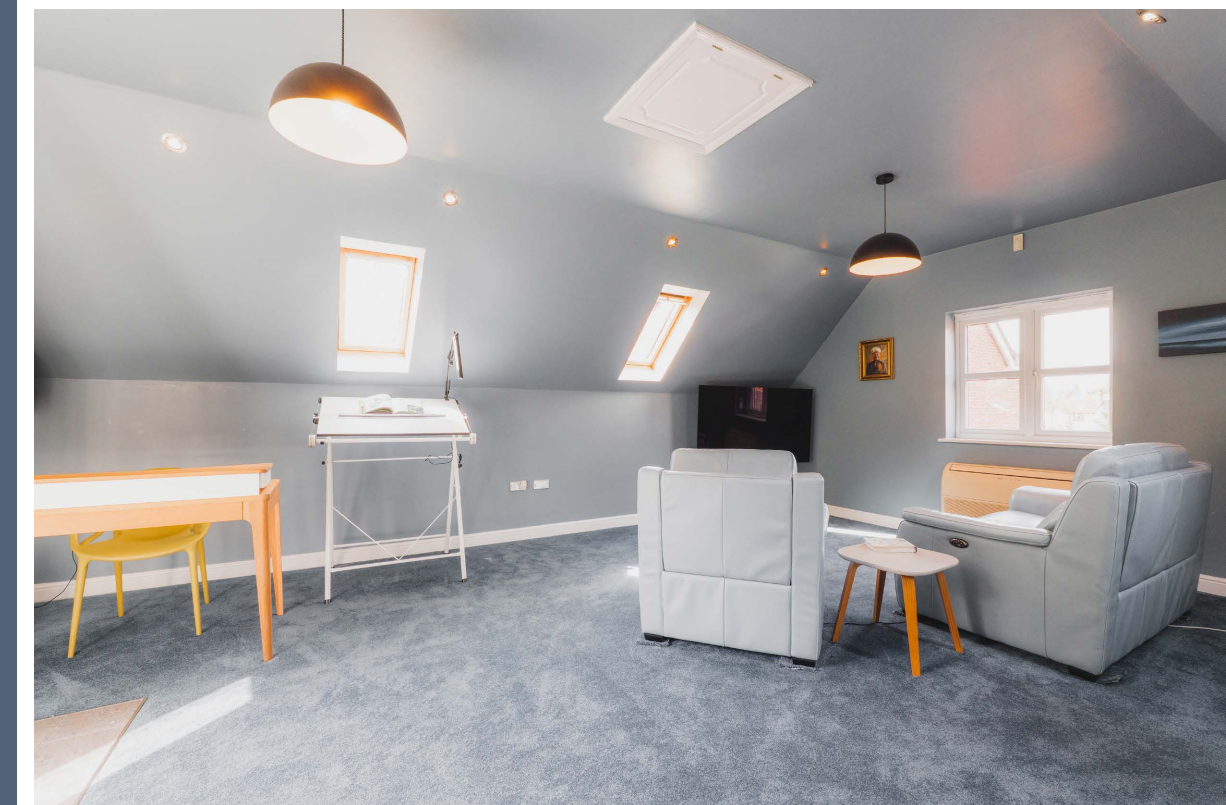
From the kitchen, step out into the tree-lined garden, rising up in tiers to reveal far more space and secret garden 'rooms' than first meets the eye. Directly outside the kitchen and dining room, the patio soaks up the morning sun – perfect for 10:00am coffee, while also providing a handy space for washing, which dries throughout the day.





Steps lead upward through the levels, each terrace offering a different vantage point, culminating in the upper patio where glass balustrading frames far-reaching views; open, sun-soaked and wonderfully private, a peaceful oasis. Entertain with ease, this surprisingly large garden naturally lends itself to grander gatherings, having hosted wedding marquees across the tiers. Brimming with low-maintenance planting, and beautifully illuminated at dusk, the garden transitions seamlessly from a hide and seek haven during the day to a more grown-up retreat by dusk, while the tucked-away position of the home adds to the sense of seclusion.

To the side, the double garage extends the versatility further, with a fully equipped room and WC above; ideal as a home office, studio, hobby room or a tucked-away retreat for older children, offering independence while remaining close to the heart of the home.



OUT & ABOUT

Step out and discover all that makes the vibrant village of Kelsall so special. Offering the best of both worlds, No. 5, Swallow Drive feels quietly tucked away, yet has easy access to everyday essentials. A village with a strong sense of community, all the essentials are close at hand, from a well-regarded medical centre to a traditional butcher, while the village hall and tennis club keep a steady calendar of local activities and events.

Three welcoming pubs serve food, with neighbouring Tarporley just minutes away, adding to the offering of eateries and amenities. Families are ideally placed, with a highly regarded primary school in the village, Tarporley High School nearby, and regular bus routes to Chester's independent schools.

Commuting is equally straightforward, with easy road links via the bypass, nearby rail services from Hartford connecting through to Liverpool, Manchester, Chester and London, and both Manchester and Liverpool airports within comfortable reach.

Embrace the outdoors, in a setting that is hard to beat, even by the high standards set by west Cheshire. Footpaths weave through the surrounding countryside, linking into the Sandstone Trail, while Delamere Forest lies close by for longer walks and cycling. Even Tarporley can be reached on foot for those who enjoy a stretch.

Rural, yet reassuringly connected, No. 5, Swallow Drive is a home that effortlessly adapts as family life evolves, a match for younger families looking to make the most of village life, while equally offering independence for teenagers through its quirky, split-level design. High ceilings optimise the spacious feel, yet No. 5 retains its lived-in sense of warmth and ease ensuring a welcoming feel each time you step through the front door.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, the Co-op Food in the village is just a short distance away and ideal for quick trips. For a wider range of shops and supermarkets, nearby Tarporley and Northwich offer excellent additional options.



A WALK?

The area is perfect for outdoor enthusiasts, with Delamere Forest just a short drive away, offering miles of walking and cycling routes. The Sandstone Trail is also nearby, providing scenic countryside walks with stunning views. There are also a number of local footpaths around Kelsall itself, ideal for more relaxed strolls.



A BITE TO EAT?

A popular local option is The Morris Dancer, just a short drive away and well known for its food. The nearby village of Tarporley offers a fantastic selection of restaurants and cafés, including Terrarium and The Swan.



YOUR LOCAL PUB?

Kelsall offers a great selection of local pubs, including The Morris Dancer and The Royal Oak, both known for their welcoming atmosphere and community feel.



A DAY OUT WITH THE FAMILY?

There are plenty of great days out nearby, with Delamere Forest offering outdoor activities for all ages. The city of Chester is within easy reach for shopping, dining and attractions, while Chester Zoo is always a popular choice for families.



SCHOOLS?

The local primary school is Kelsall Primary and Nursery School, which is well regarded and within easy reach. For secondary education, nearby options include Tarporley High School and Sixth Form College and Weaverham High School, both popular with local families.

FLOORPLAN

KEY FEATURES

- Light-filled, split-level family home with elevated views across Kelsall and towards Delamere Forest
- Double garage with a fully equipped room and WC above, ideal for a home office, studio or independent retreat
- Two inviting reception rooms including a cosy snug and a sitting room with log-burning stove
- Spacious kitchen and formal dining room with direct access to garden terraces, perfect for entertaining
- Five versatile bedrooms arranged over multiple levels, ideal for growing families and flexible living
- Generous master bedroom with bespoke fitted wardrobes and stylish en suite with bath and separate shower
- Beautifully landscaped garden offering multiple seating areas, privacy and far-reaching views
- Situated within walking distance of Kelsall village amenities, well-regarded schools and community facilities
- Well-connected location with easy access to Chester, major road links, rail services and surrounding countryside walks

GROUND FLOOR

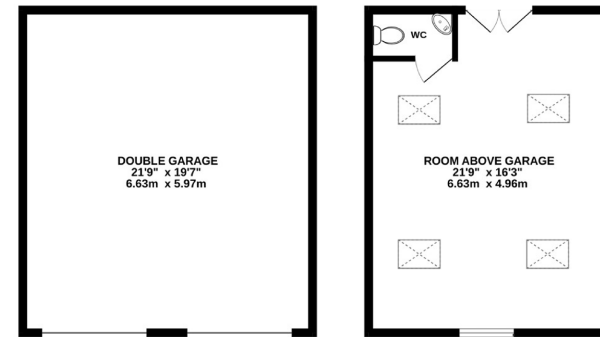
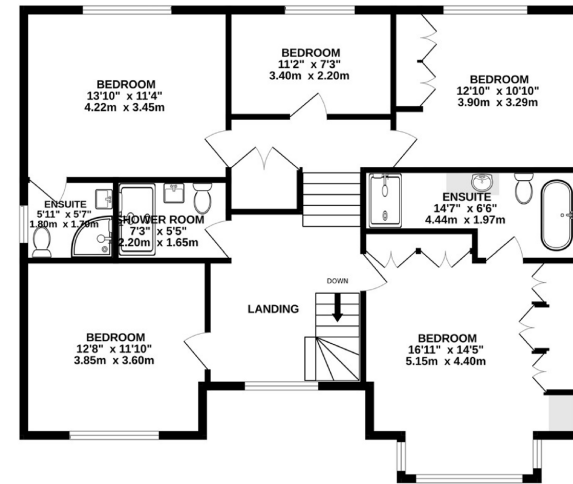
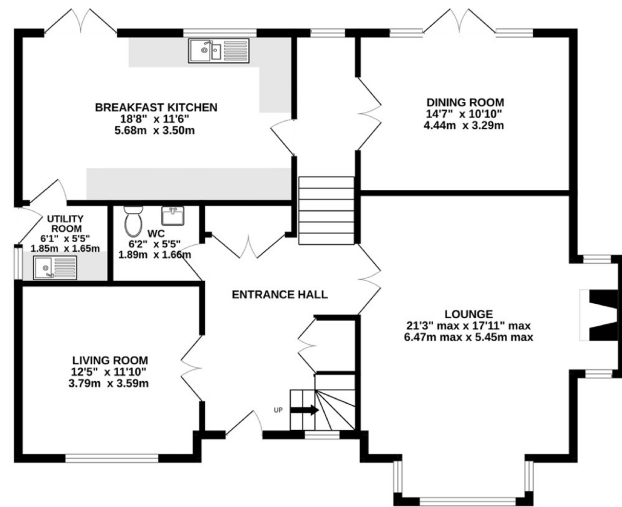
1196 sq.ft. (111 sq.m.) approx.

FIRST FLOOR

1154 sq.ft. (107 sq.m.) approx.

DOUBLE GARAGE

780 sq.ft. (73 sq.m.) approx.

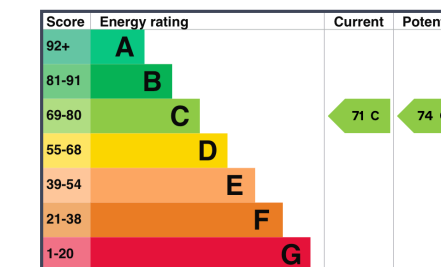


TOTAL FLOOR AREA: 3130 sq.ft. (291 sq.m.) approx.

EXCLUDING DOUBLE GARAGE: 2350 sq.ft. (219 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Phil's
Video
Tour



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