



AUCHENHOAN
KINGSLEY

AUCHENHOAN, KINGSLEY

Gliding off the tongue like some morning mist-covered loch, Auchenhoan lives up to the magical imagery its Mull of Kintyre-inspired name conjures. Tucked back behind a five-bar gate, in a secluded yet central village location, Auchenhoan, a relaxingly rural but not remote home evokes country cottage warmth from the moment you arrive. Banks of planting and bright pink azaleas spring into early-season colour along the driveway, which provides plenty of parking to the rear.

Discovered by chance by the current owners, who were immediately drawn by the beauty of the grounds and gardens, at their hands, Auchenhoan has undergone a significant programme of renovation. Alongside the removal of a wall in the kitchen to improve flow, new electrics and a new heating system with boiler have been installed, with new bathrooms fitted and complete redecoration throughout.

Great care has been taken to honour the character of the home too, from bespoke stained glass commissioned from a craftsman in Knutsford and fitted into the original doors, to traditional dolly light switches replacing 1980s fittings. Downstairs, panelling has been added to bring depth and period charm, while parquet flooring discovered beneath the carpet has been sanded and repolished, allowing a lovely original feature to take its pride of place once again.

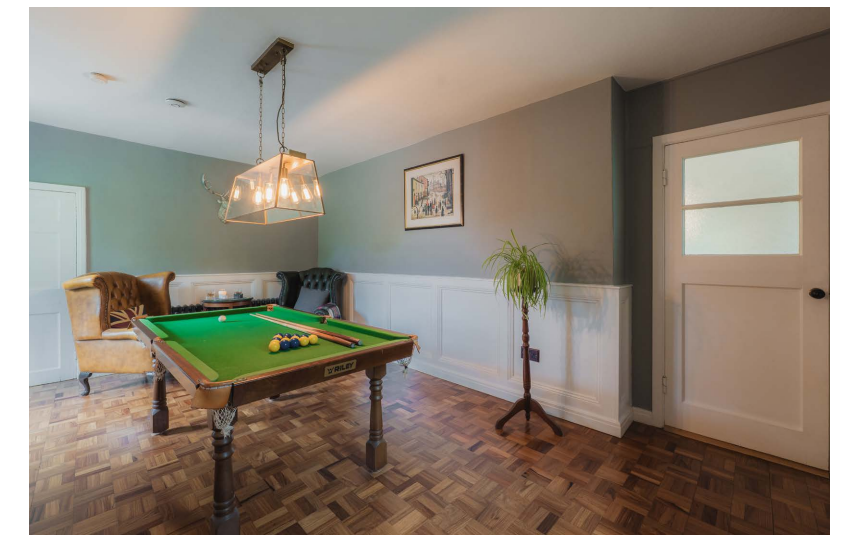




WELCOME HOME

A sheltered outer porch provides access into the entrance hall, where the original parquet flooring flows out underfoot and traditional-style cast iron radiators and modern panelling replicate the classic period warmth of the home. On the left, dressed in a grounded worn-denim blue, Shaker-style cabinetry offers stacked storage for a washing machine and dryer in the utility room, with a Belfast-sink inset within the wooden worktops. There is also a handy WC.

Opposite, to the right, light streams in through sash windows to two sides of the games room, where the panelling continues. A versatile space, the games room also serves as a sociable dining room, currently furnished with a snooker table whose lid doubles as a table when entertaining.





FEAST YOUR EYES

Indian stone flooring replaces wood block in the extended family dining kitchen, continuing the ambience of inviting country warmth. Muted shades of grey mingle in the paintwork of the surrounding cabinetry and large central island, stocked with drawers to provide plenty of storage. Cook up a feast with everything thoughtfully in place: a Rangemaster oven takes centre stage nestled in a cosy inglenook backed in white metro tiles, supported by an integrated dishwasher, concealed bins and a generous larder cupboard. There is also space for an American-style Samsung fridge freezer, complete with water and ice dispenser, keeping everyday living as effortless as it is well considered.

A stable door from the kitchen opens to the boot room, where a private, sheltered, cobbled courtyard is the perfect place for a quiet moment in the midst of a busy day. Always in connection with the garden, in the summer months, step through French doors from the kitchen out onto the patio and soak up the sunshine while admiring the spectacular garden views.





COMFORT & CONNECTIVITY

Originally three separate rooms, now merged to make one open-plan family-friendly space, a double-sided wood-burning stove imbues warmth to both the main kitchen and snug area beyond, where a cascading contemporary pendant lighting display adds a cosy glow.

Reconnect with the entrance hallway, where there is access outside via both the front door and rear door. Nestled off the hallway at the foot of the stairs, step through into the warm welcome of the lounge, demurely dressed in Farrow & Ball's Green Smoke to create a calm, soothing ambience. A wonderful winter room, with leafy views framed by sash windows, snuggle up by the log-burning stove with the Christmas tree lights twinkling; there is space for all the family and presents galore. Tucked off the lounge, the study is a private and peaceful addition, with beautiful garden views, set away from the main flow of rooms to allow for concentration and reflection.





BEDTIME BECKONS

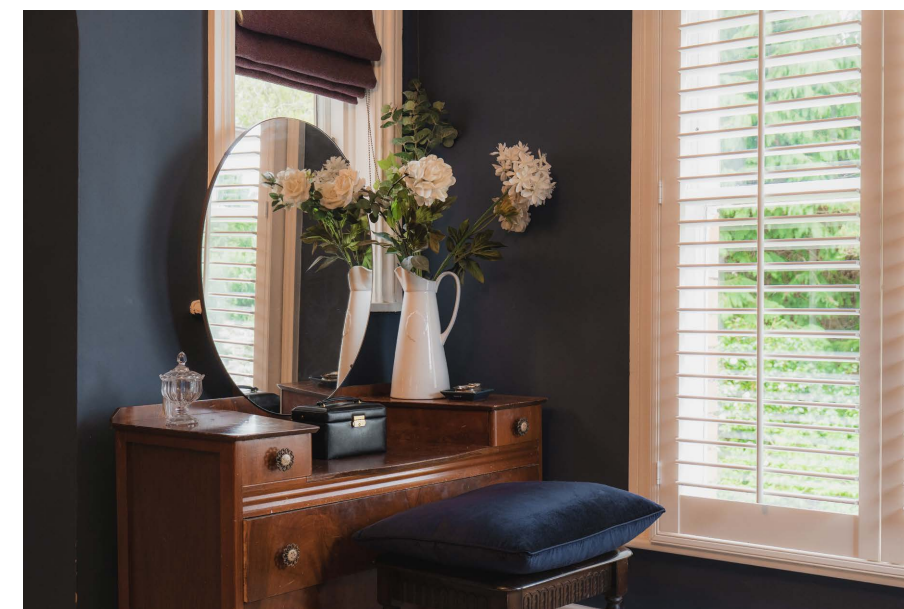
Cosily carpeted in both lounge and study, the cream plush pile continues up the stairs and onto the landing, where arched, stained-glass alcoves and recesses lend character and uniqueness to the home. With rich, deep blue tones to the walls, the first of the bedroom is a spacious double, drenched in light and with glorious garden views.

Peacock-design wallpaper in chic grey and white design sits alongside an original cast iron fireplace in the second of the double bedrooms, whose window captures leafy views out over the treetops. With the chimney breast from downstairs creating a unique feature in the third of the spacious double bedrooms, light drifts in through a window framing verdant views over the garden. Freshen up in the shower room en suite.

Tucked away at the end of the landing, the main family bathroom is a cottage-style sanctuary, with wood-style flooring, shower and roll top bath with showerhead attachment. Light streams in through a shuttered window.

QUIET SANCTUARY

Discover the master bedroom, dressed in refreshing, sophisticated shades of midnight blue, where two sets of shuttered windows draw in plenty of morning sunlight. An archway naturally separates the room into both dressing area with fitted wardrobes and sleeping arrangements, with spectacular views over the garden. Fresh, light and sophisticated, the master bedroom is a peaceful haven, close to a single bedroom currently designed as a dressing room, dressed in deep grey-blue, with built-in wardrobe storage.





A FRUITFUL GARDEN

An oasis awaits outside at Auchenhoan, with morning sun streaming in through the French doors into the kitchen. Step outside and enjoy morning coffee on the patio before exploring the secret nooks and 'rooms' hidden within Auchenhoan's garden. Through an archway emerge into the orchard, where rustic, ancient apple trees fruit in late summer, and where wildflowers grow.

Steps lead up to the pond garden and rockery, a haven for wildlife. Follow the sun around and pause at the different seating areas to admire the garden, the emerald lawn, the mature shrubs and climbing vines which grow thick with colour in springtime.

Just off the boot room, the cobbled courtyard captures the warmth of the afternoon sun, making it the perfect place for a refreshing spritz once the working day is done. Past the flower garden at the front, make your way up to the top of the garden to the allotment area, where six raised beds produce a mixture of wildflowers, corn, carrots, and potatoes, with the nearby greenhouse alive with the distinctive smell of maturing tomatoes.



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Two large barn-style outbuildings lend further exciting potential to life at Auchenhoan, one currently serving as a garage with an upstairs section - mainly used as storage for bikes, with a second outbuilding used as a shed to store gardening essentials. Brimming with potential for development, subject to the necessary planning consents, there is scope for further development here, with architect drawings prepared outlining the conversion of the outbuilding into a two-storey annexe (potentially for dependent relatives).





OUT & ABOUT

Step out from the door and discover the best of both worlds, with footpaths leading across the fields towards the Tiger's Head in Norley, while the Hare and Hounds in Crowton makes for an easy destination a little further afield. Closer to home, the circular walk around Kingsley, taking in the cricket club, offers a gentle loop for everyday walks, with the wider woodland and trails of Delamere Forest always within easy reach.

Despite its rural setting, Auchenhoan couldn't be more convenient for amenities. A Co-op Food and chemist lie just around the corner, alongside a local garage for servicing and MOTs, while the village itself embodies a traditional sense of community values. With a local pub across the road, the younger generation are also well catered for with Kingsley playing fields close by, home to tennis courts, cricket and Cubs and Scouts, creating a natural meeting point for all ages.

For families, schooling is both convenient and varied. St John's Primary is just a short walk away, with Kingsley Primary School and Community Primary and Nursery School also within easy reach. Helsby High School serves as the local secondary, with school buses also connecting to Weaverham, The Grange in Hartford and Sir John Deane's Sixth Form College. The iTravel community bus adds flexibility, operating on demand and stopping close by, making independent travel for older children straightforward. Connections beyond the village are equally convenient: the M56 and M6 are both easily accessible, while Hartford station offers direct rail links towards Liverpool, London and Birmingham. Liverpool John Lennon Airport can be reached in around 25 minutes, with Manchester Airport around 45 minutes away.

Blending sophisticated style with a sublime setting, Auchenhoan is a true family home, blessed with space to grow both indoors and out. At the heart of village life, yet serenely secluded and rural, Auchenhoan is a sociable and convenient home for entertaining, and a relaxing country cottage in one.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, Co-op Food in the village is conveniently close by and ideal for day-to-day shopping. For a wider range of supermarkets and amenities, nearby Frodsham and Northwich are both within easy reach.



A WALK?

There are some excellent countryside walks directly accessible from the property, including routes across the fields towards Norley and around the area behind the local cricket club. Nearby Delamere Forest and the Sandstone Trail provide miles of scenic walking, cycling and woodland trails.



A BITE TO EAT?

There are some fantastic dining options nearby, including The Fishpool Inn, The Fox & Barrel and Cornichon, all popular choices locally and offering a range of dining experiences from relaxed lunches to evening meals.



A PUB?

Local pubs include The Carriers Inn, The Tiger's Head and The Red Bull, all offering welcoming atmospheres and traditional village pub settings.



A DAY OUT WITH THE FAMILY?

The property is well placed for a variety of days out, with Chester within easy reach for shopping, dining and attractions. Liverpool and Manchester are also easily accessible, while North Wales makes for ideal weekend and family trips.

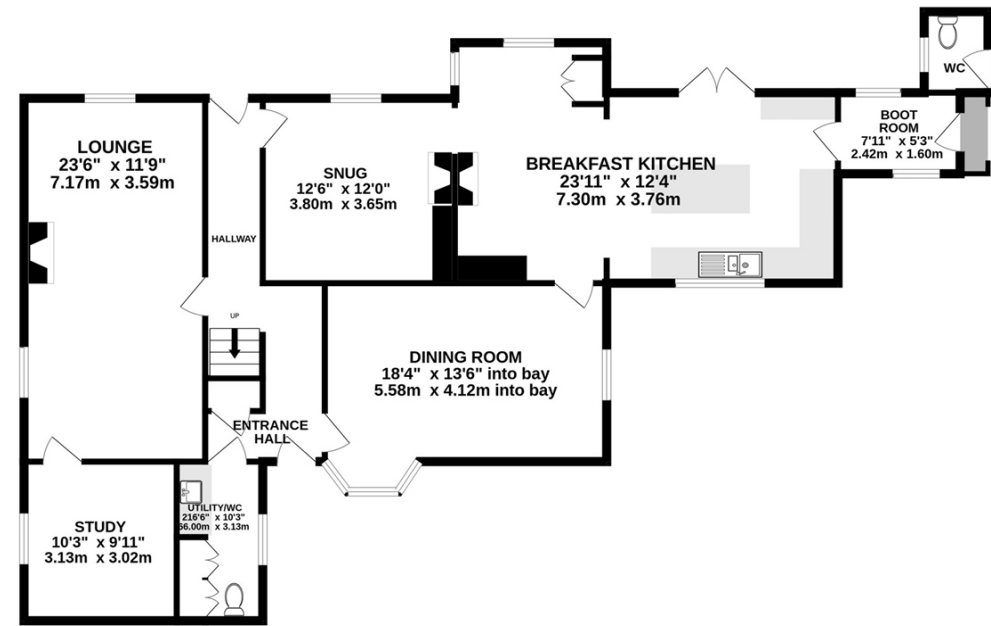


SCHOOLS?

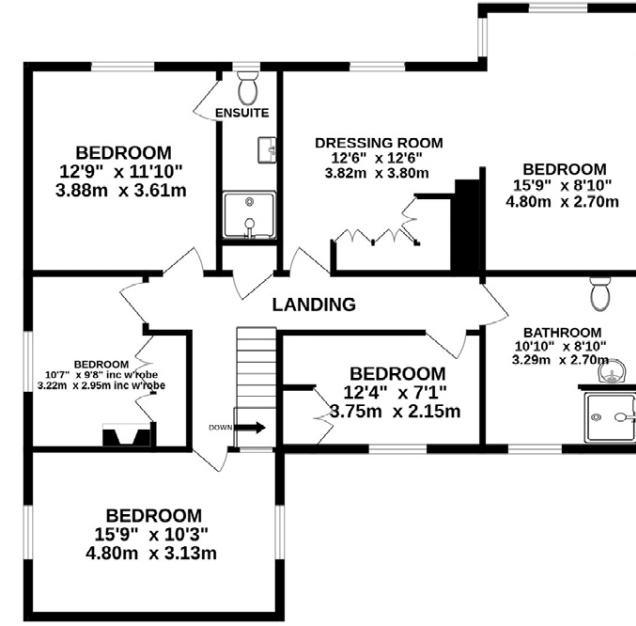
The property is well placed for local schooling, including Kingsley Community Primary School and St John's CofE Primary School. For secondary education, nearby options include Weaverham High School and Tarporley High School and Sixth Form College.

FLOORPLAN

GROUND FLOOR
1356 sq.ft. (126 sq.m.) approx.



FIRST FLOOR
1109 sq.ft. (103 sq.m.) approx.

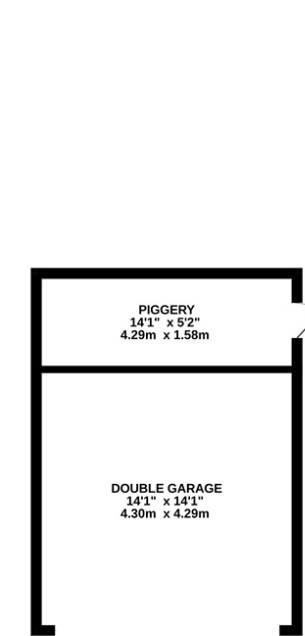


TOTAL FLOOR AREA: 2465 sq.ft. (229 sq.m.) approx.

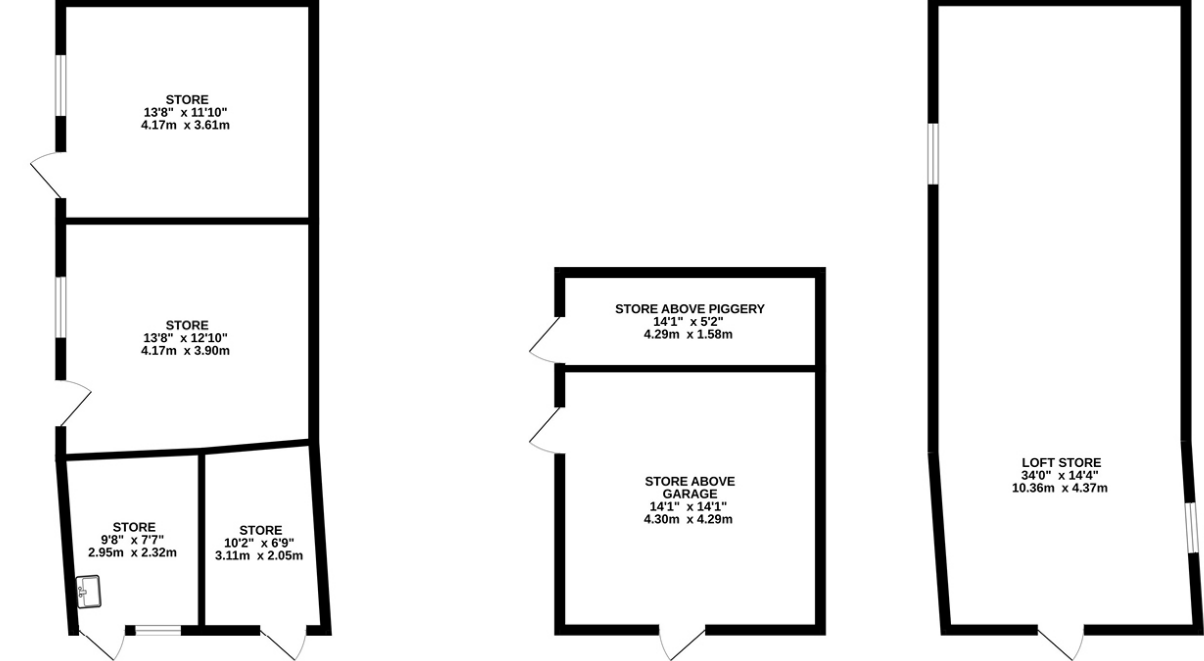
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as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

OUTBUILDINGS

GROUND FLOOR
737 sq.ft. (68 sq.m.) approx.



FIRST FLOOR
736 sq.ft. (68 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (137 sq.m.) approx.

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KEY FEATURES

- Secluded village setting behind a five-bar gate, offering complete privacy while remaining in the heart of Kingsley
- Beautifully renovated character home blending cottage charm with modern upgrades including new electrics, heating system and bathrooms
- Elegant period features throughout including restored parquet flooring, bespoke stained glass, cast iron radiators and traditional detailing
- Stunning open-plan family dining kitchen with Rangemaster cooker, large central island and double-sided log-burning stove
- Multiple versatile reception spaces including lounge, games/dining room, snug and private study
- Exceptional gardens with orchard, pond garden, rockery, allotment beds, greenhouse and multiple entertaining terraces
- Sheltered cobbled courtyard and extensive outdoor entertaining areas ideal for summer gatherings and family life
- Two substantial barn-style outbuildings with exciting annexe conversion potential (subject to planning permission)
- Conveniently located close to Delamere Forest, village amenities, well-regarded schools and excellent transport links

SEE
MATT'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

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