



**GASCOIGNE  
HALMAN**

THE HURST, KINGSLEY, EPC:D CTAX:C - CHARACTER PROPERTY  
WITH GREAT POTENTIAL IN A LOVELY VILLAGE SETTING



| A CHARACTER HOUSE IN A PRIME VILLAGE LOCATION

## THE HURST, KINGSLEY, EPC:D CTAX:C - CHARACTER PROPERTY WITH GREAT POTENTIAL IN A LOVELY VILLAGE SETTING

OIRO £425,000

A home of considerable character and appeal enjoying a wonderful position on the edge of Kingsley village.

In a superb setting and well positioned, set back from the lane, is this delightful two-bedroom semi-detached cottage which presents a very rare buying opportunity.

The property was once part of a market gardening and coal merchants business and has remained in the same family ever since. It exudes character and offers a blend of intrinsic charm, great potential, and a prime location making it an opportunity not to be missed.



The house is framed by lovely gardens and approached over a sweeping drive. Once inside, it is clear that this has been a much loved home and it will be possible for new owners to move in and carry out improvements over time. It also offers scope to those with greater ambitions to extend and develop the accommodation, as has been the case with other nearby homes.



## DESCRIPTION

There are two spacious reception rooms, a fitted kitchen/breakfast room, rear hallway, utility room, ground floor shower room and WC. The first floor has two double bedrooms, bathroom and a separate WC. Double glazed windows are fitted and gas fired central heating is installed.

## LOCATION

The location rates as one of the best in the village. It is within one of the most sought after areas of the village, set amidst some lovely individual homes and cottages. It is on the edge of Kingsley village, adjacent to open countryside and approached via a quiet no through country lane. Peace and tranquility are assured but the centre of Kingsley village is within walking distance. There is a thriving village store/Post Office, dispensing chemists, popular primary schools, village pub, Churches and an active community centre. The area offers some great walking, with Delamere Forest nearby also for cycling and horse riding. Frodsham and Northwich are both within easy reach offering a wide range of shops and services. The road, rail and motorway networks allow access to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than 2 hours. Liverpool John Lennon and Manchester International Airports are both within easy reach.

## TENURE

Freehold.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Awaited.



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