



CHESHIRE
LAMONT



Situated in the delightful and highly sought after rural hamlet of Willington, this extended Detached Five Bedroom property offers well proportioned Family Accommodation set within delightful South facing gardens offering attractive views to the rear across farmland and towards Willington Hill.

- A spacious Reception Hall, Living Room, Dining Room, Study, Garden Room, Extended Kitchen Breakfast/Family Room, Utility, Cloakroom.
- Versatile Ground Floor Guest Double Bedroom with En-suite Shower Room which could be potentially utilised as a Home Office.
- Four further first floor Double Bedrooms (Master with En-suite Shower Room), Family Bathroom.
- Automated Entrance Gates, Large Double Garage, ample parking/turning space, useful brick built out houses, generous well maintained private gardens offering attractive views to the rear over farmland and to Willington Hill.
- CCTV security system, Hive Central Heating Control, EPC Rating C.
- Conveniently situated for the village of Kelsall (1 mile) and Tarporley (3.5 miles).

Location

The property is situated off Chapel Lane and is convenient for the amenities of Kelsall village (1 mile) which include a Cooperative convenience store with Post Office, a highly regarded local butcher, doctor, local restaurants and an Ofsted outstanding rated primary school. An equestrian centre at Willington Hall offers riding facilities. The neighbouring village of Tarporley offers additional shopping facilities, an Ofsted outstanding rated secondary school and further local amenities including the renowned Portal Golf course and Spa. Attractive walks including the Sandstone Trail and mountain biking are readily accessible within Delamere Forest, the highly regarded 'Boot Inn' is within five minutes walk via a footpath.



Accommodation

A covered storm porch with panelled front door opens to a spacious **5.7m x 3.4m Central Reception Hall** with **Cloakroom** off and staircase rising to the first floor with Storage Cupboard beneath in addition to a large walk in Cloaks Cupboard. The Reception Hall gives access to all three reception rooms and an extended Kitchen Diner which in turn gives access to a Garden Room, there is also a Guest Double Bedroom with En-suite accessed off the Reception Hall. **The Living Room 5.9m x 3.6m** is fitted with a central fireplace and large picture window offers attractive views over the rear garden, fields beyond and towards Willington Hill. There is also a generously proportioned **Study 3.6m x 2.2m** which overlooks the front garden and could be utilised as a Playroom if required. **The Dining Room 3.6m x 3.4m** also enjoys views over the rear garden via the garden room extension. **The Garden Room 6.6m x 2.2m** benefits from floor to ceiling picture windows and can be accessed from both the Dining Room and Kitchen, glazed doors open onto a large India stone paved patio creating the perfect al fresco Entertaining Space. The extended **Kitchen measures 7.7m overall** and includes a **Versatile Dining/Family Sitting Area 4.7m x 3.5m**. **The Kitchen Area 4.0m x 3.9m** is extensively fitted with wall and floor cupboards and a large centre island creating a five/six person breakfast bar. Appliances include a four burner gas hob with extractor above, integrated double oven, fridge/freezer and dishwasher. Attractive views can be enjoyed over the rear garden and beyond, off the Kitchen there is a Utility Room fitted with additional wall and floor cupboards and work surface incorporating a second sink unit, integrated undercounter fridge and freezer as well as free standing washing machine and tumble dryer (both of which are included within the sale). There is a **Large Ground Floor Double Bedroom 5.3m x 2.6m/Potential Home Office/Home**





Gym, this benefits from fitted wardrobes and a generous well appointed **En-suite Shower Room**.

To the first floor there are four further Double Bedrooms, the **Master Bedroom 4.7m x 3.5m** offers attractive elevated views over the rear garden, built in wardrobes and a spacious **En-suite Shower Room 3.4m x 1.8m** fitted with a large shower facility, his and hers wash hand basin, a low level WC and bidet. **Bedroom Three 3.4m x 4.2m** also benefits from elevated views over the rear garden and wardrobes which are included in the sale. **Bedroom Four 4.2m x 2.7m** and **Bedroom Five 3.6m x 3.3m** both overlook the front garden, Bedroom Four has a large walk in wardrobe. The **Family Bathroom** is fitted with a panel bath and shower facility above, pedestal wash hand basin and low level WC. There is a large principally boarded roof space accessed via a pull down ladder from the landing, the area in **the Roof Space is 11.0m x 2.0m (approx.. 235 sq.ft).**





Externally

Automated gates open onto a gravelled driveway, this provides ample parking and turning space as well as giving access to a **Double Garage 6.1m x 4.8m**. The garage benefits from electric light and power points as well as an automated roller shutter door. The gardens to the front of the property are principally laid to lawn with a well stocked border to the side of the drive. There are additional useful brick built Outhouses/Garden Stores, one of which was originally utilised as a **Stable 3.0m x 3.0m** and could make a good workshop. The attractive rear gardens can be accessed along either side of the property, they are principally laid to lawn and include a kidney shaped ornamental pond (electric is wired to the side of the pond for a water feature if desired). The rear garden offers attractive views over farmland with the Willington Hill beyond. The gardens include stocked borders and two inter-connecting patio areas laid to India stone which can be directly accessed from the Garden Room.

Directions

From the centre of Kelsall proceed up Chester Road past the Co-op and Morris Dancer gastro pub, turn right shortly after into Church Street proceed past the butchers and turn left into Willington Lane (which becomes Willington Road) follow this road for ¼ mile after the staggered crossroads into Chapel Lane, the property will be found on the right hand side after approximately 75 metres.

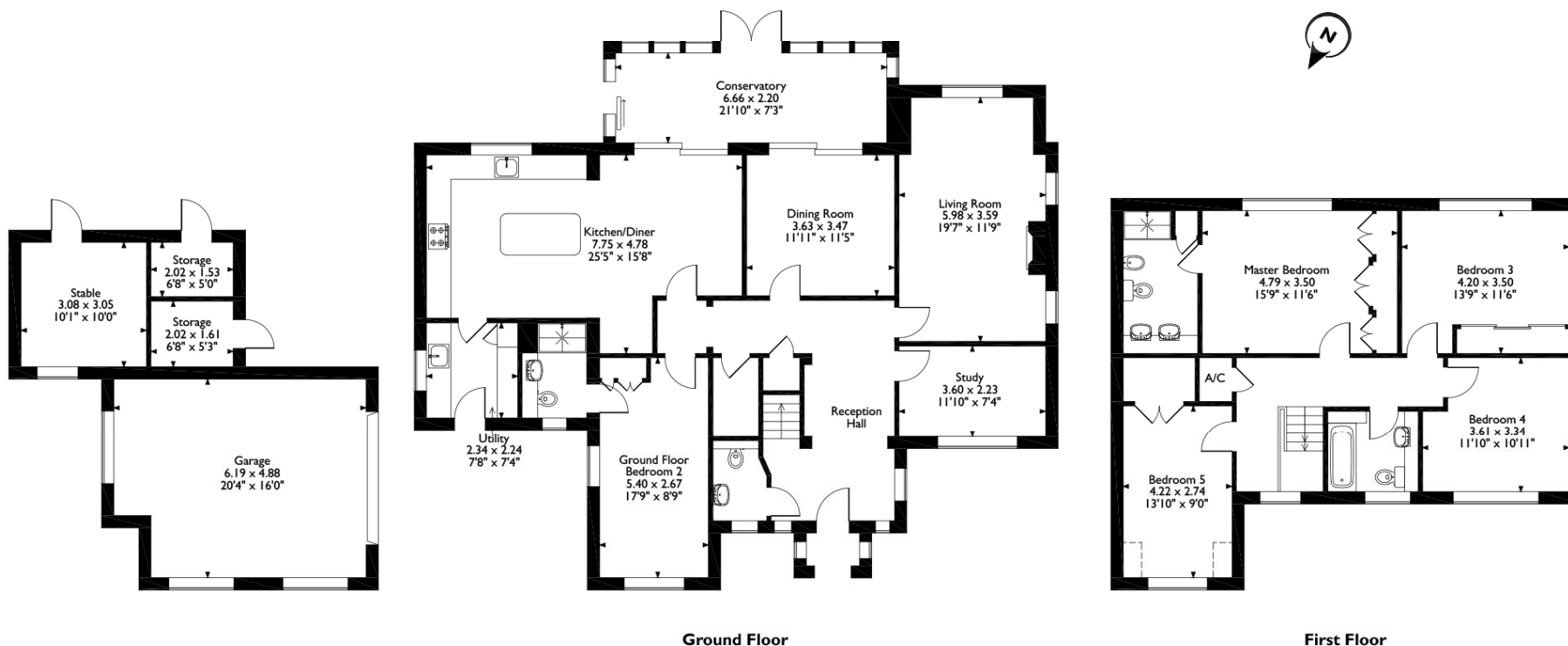
Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage. The property also benefits from a CCTV security system and Hive Central Heating Control/Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
 Main House = 2422 sqft/225 sqm
 Garage = 312 sqft/29 sqm
 Outbuilding = 172 sqft/16 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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