



WILD WINDS

21 Duttons Lane | Kelsall | CW6 0QW





WILD WINDS

Situated in a sought-after quiet location and within walking distance of the village and its amenities, a well-presented and extended detached family home with outstanding views across the Cheshire Plain and flexible accommodation in excess of 2,500 sq.ft.. Set in approximately a 1/3 of an acre of private landscaped gardens, driveway providing off road parking for several vehicles and integral garage.

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctor's surgery, vets' practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition, there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.

For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'.

In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes' drive - Liverpool John Lennon International Airport and Manchester International Airport.

GROUND FLOOR

Entrance Hall
Lounge Dining Room
Conservatory
Breakfast Kitchen
Utility Room
Shower Room
Sitting Room
Study

SECOND FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Garage
Parking
Gardens

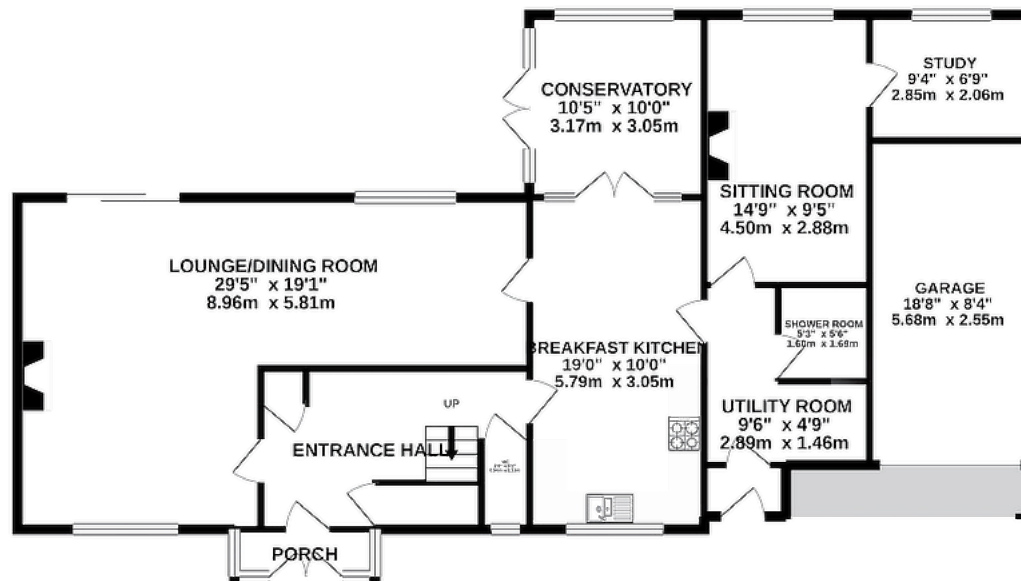




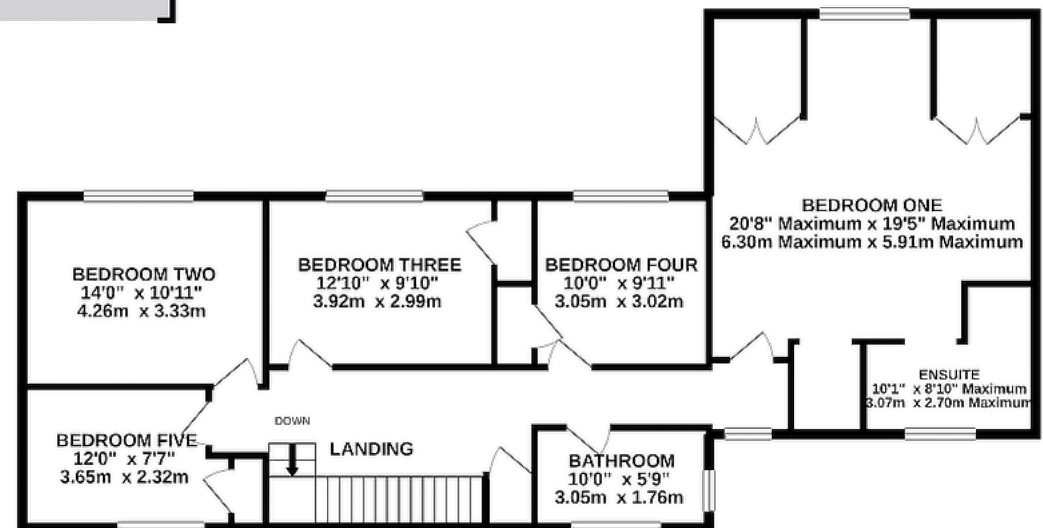




GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 2565 sq.ft. (238.3 sq.m.) approx.





TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

Please note additional to the above there are Solar Panels.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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EXCLUSIVE LISTINGS

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk