
HINCHLIFFE
HOLMES
NETTLEFORD HOUSE



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Waste Lane | Kelsall | CW6 0PE

Situated in a most sought-after quiet village location with outstanding undisturbed views across open farmland, an individually designed, bespoke Georgian style detached family home with high specifications and exceptional flexible accommodation in excess of 6,800 sq.ft. (including Triple Garage and Ancillary Accommodation). South-west facing beautifully landscaped private gardens, electric gated entrance opening onto the driveway providing extensive off-road parking and integral triple garage with ancillary accommodation.

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, new Well Being Hub and medical centre, 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 Citrus.

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

Reception Hall | Family Breakfast Dining Kitchen | Dining Room
Lounge | Sitting Room | Pantry | WC
Hallway | Play Room | Boot Room | Utility Room | WC

FIRST FLOOR

Galleried Landing | Bedroom One - En-suite - Dressing Room
Bedroom Two- En-suite | Bedroom Three- En-suite
Bedroom Four | Bathroom | Balcony

ANNEX

Annex Living - Bedroom One - En-suite
Annex Living - Bedroom Two- En-suite

OUTSIDE

Parking | Double Garage | Single Garage | Gardens



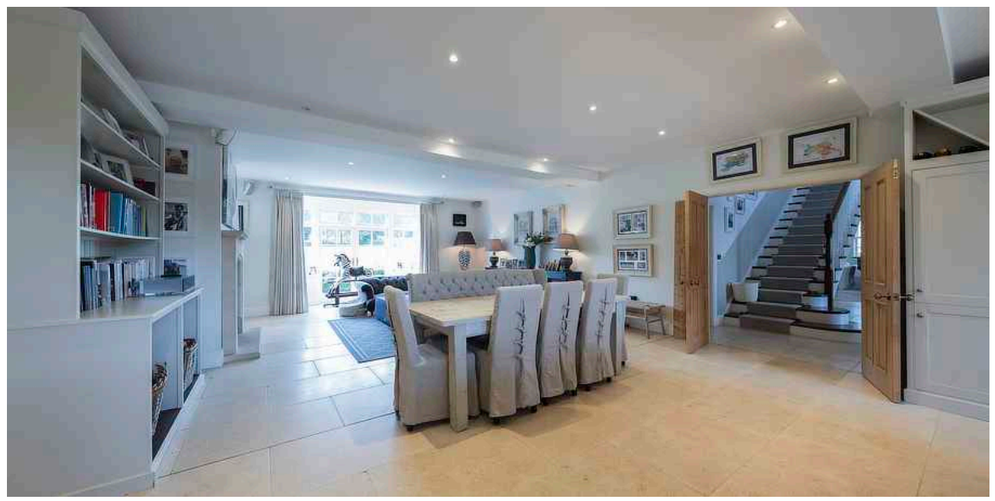













MORE
ISSUES
THAN
VOGUE


MORE ISSUES THAN VOGUE


MORE ISSUES THAN VOGUE




TIME TO DRINK CHAMPAGNE AND DANCE ON THE TABLE
MORE ISSUES THAN VOGUE








May the world be your oyster




CHESHIRE
The Great Stately











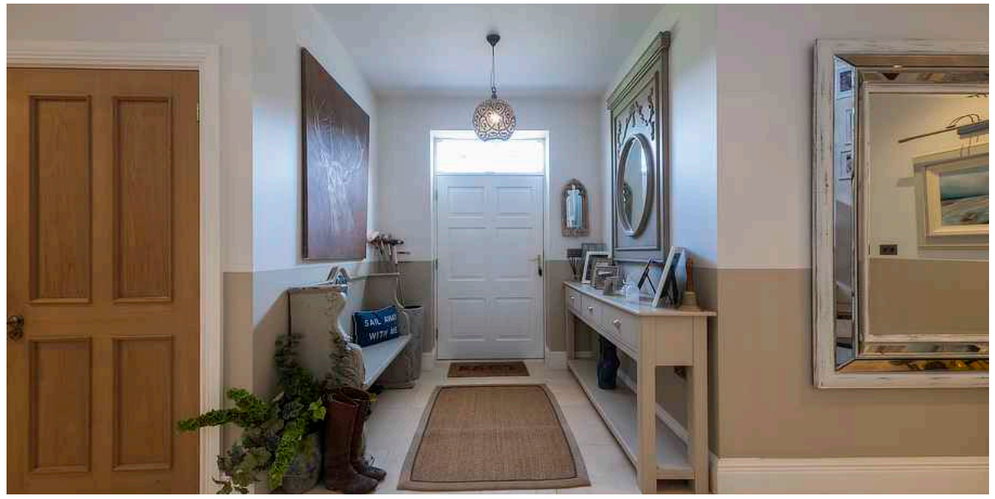


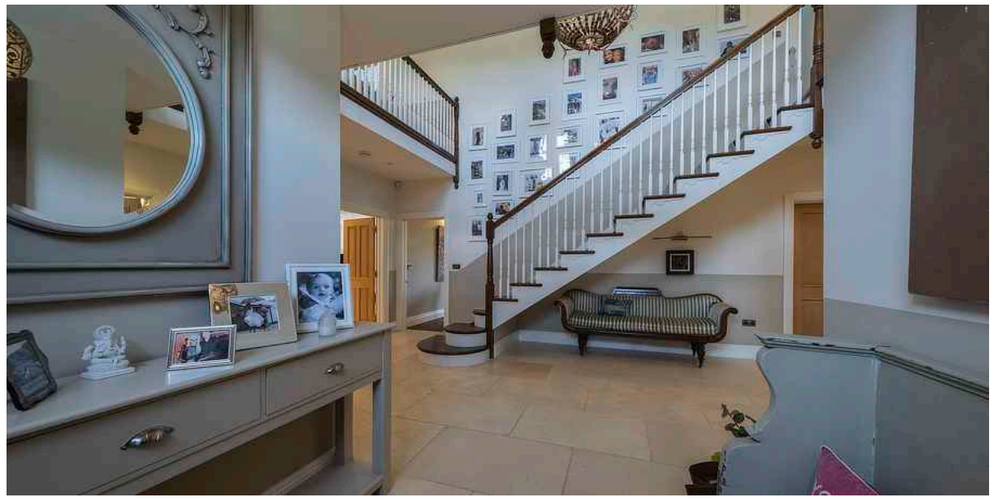


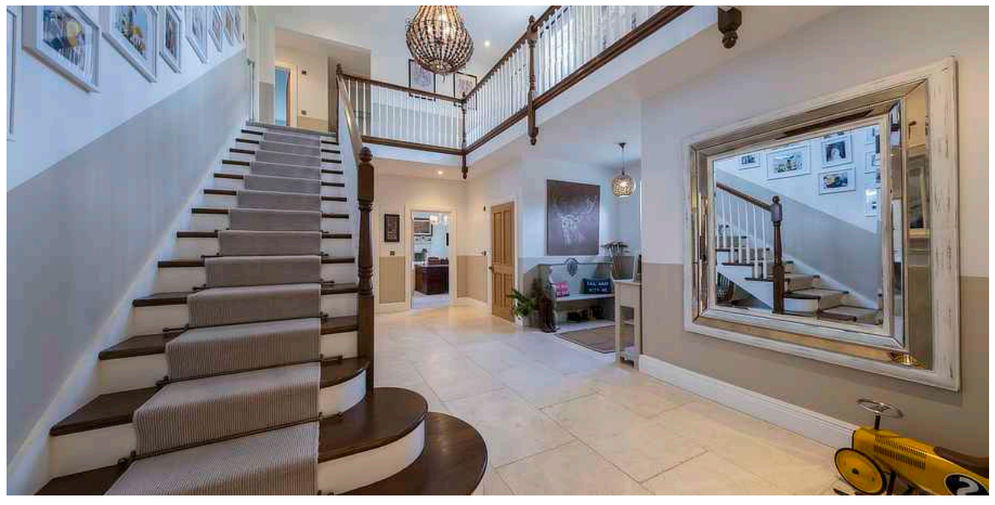













SAIL AWAY
WITH ME

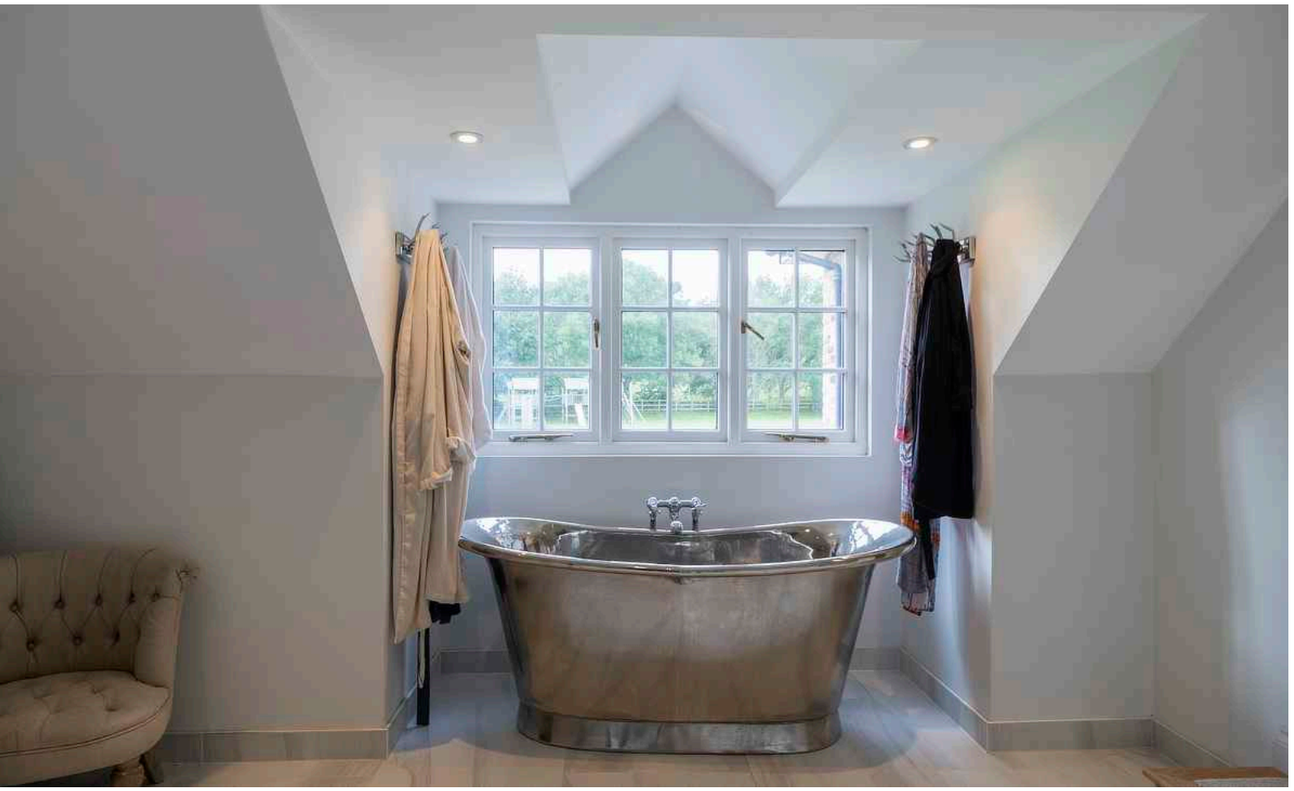


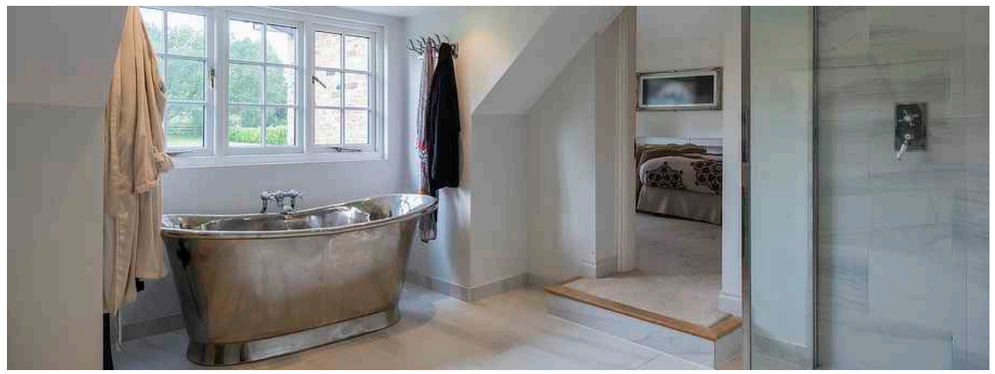


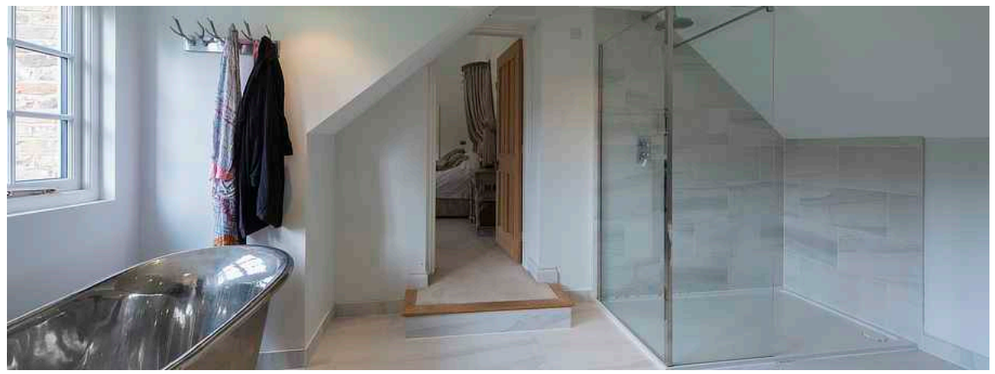


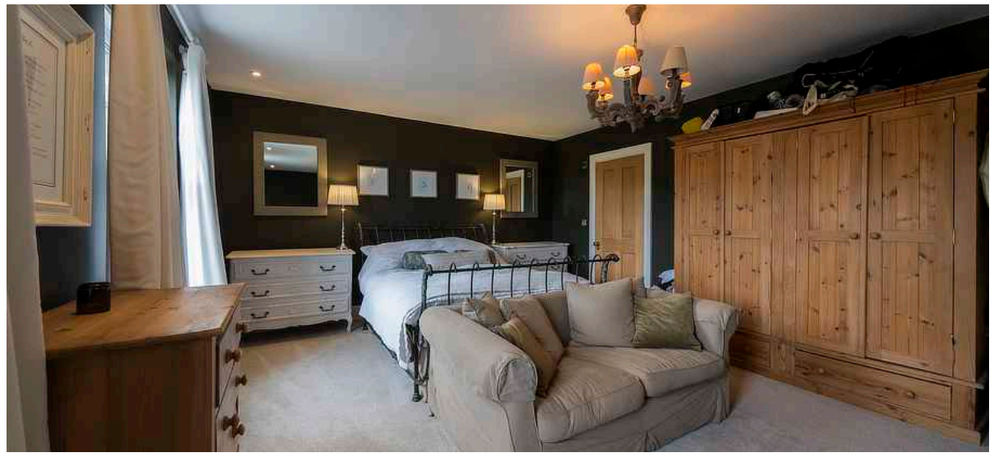


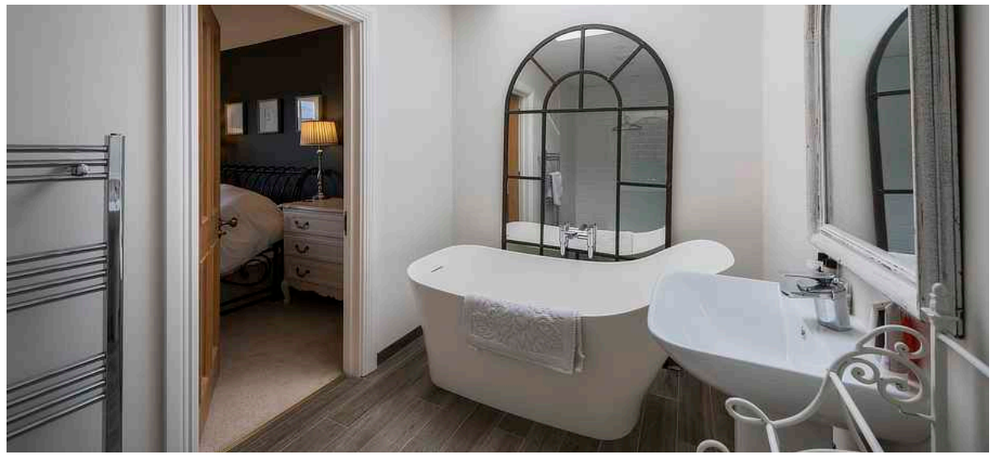


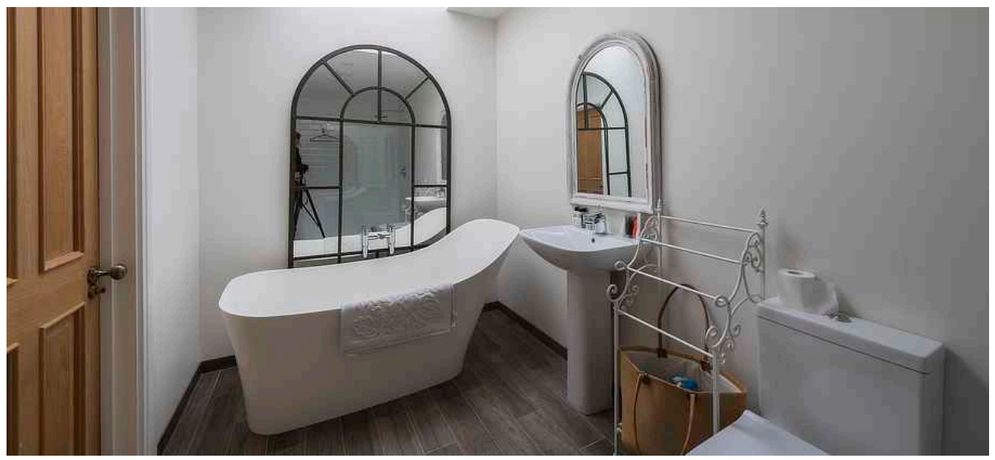


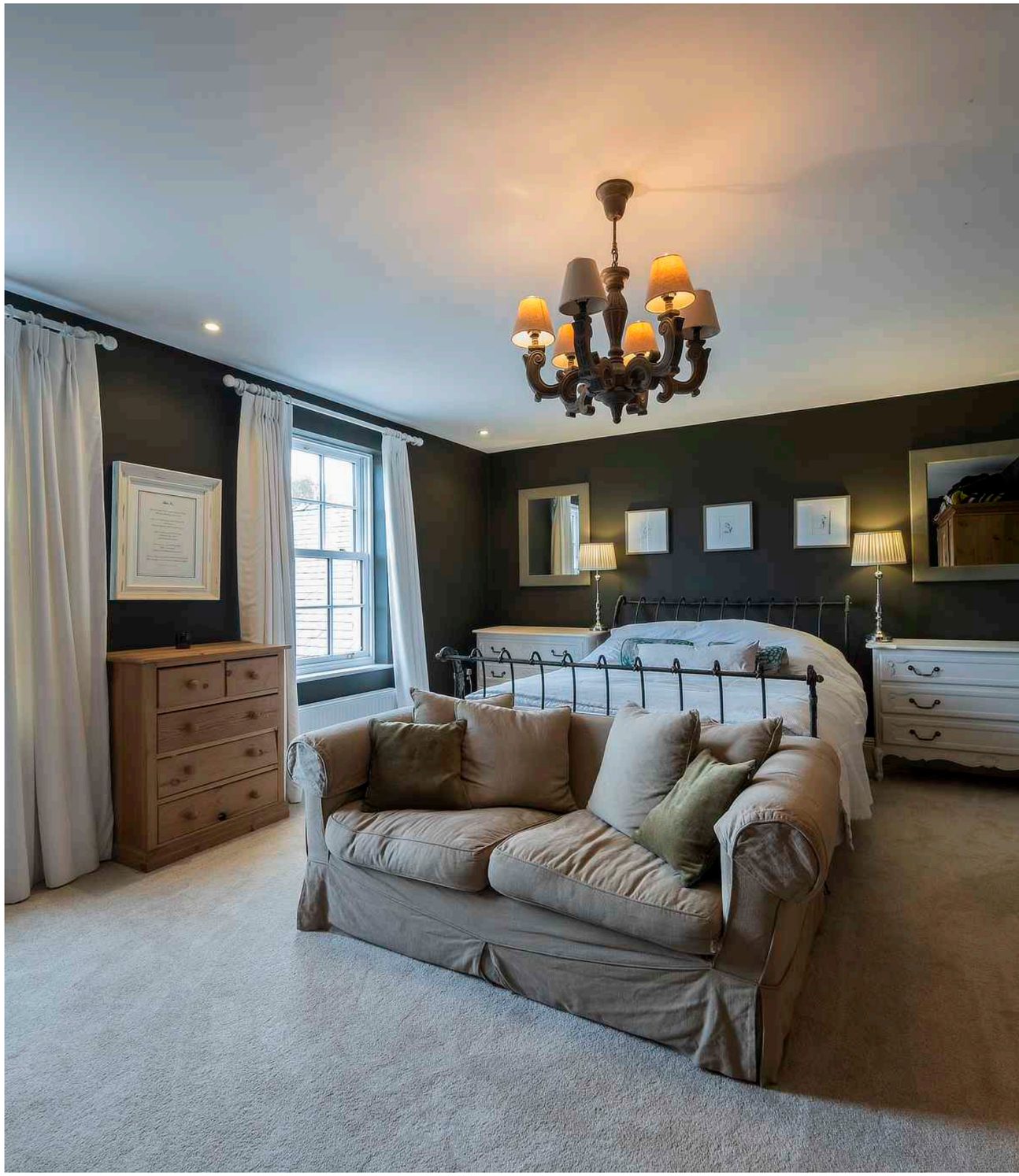




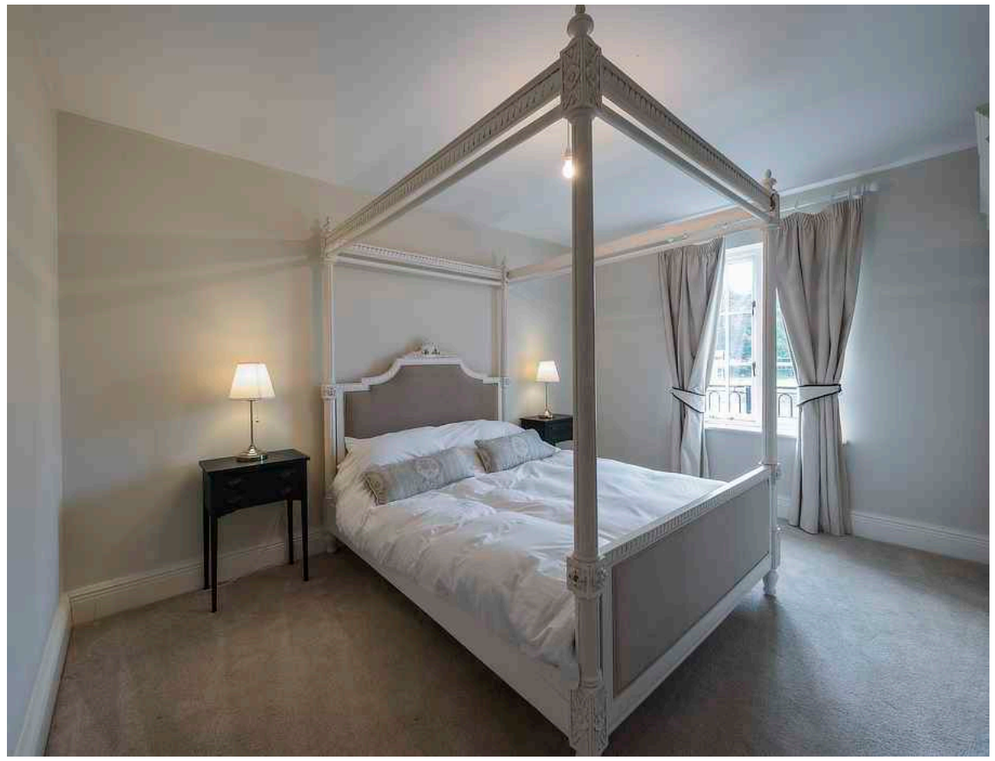






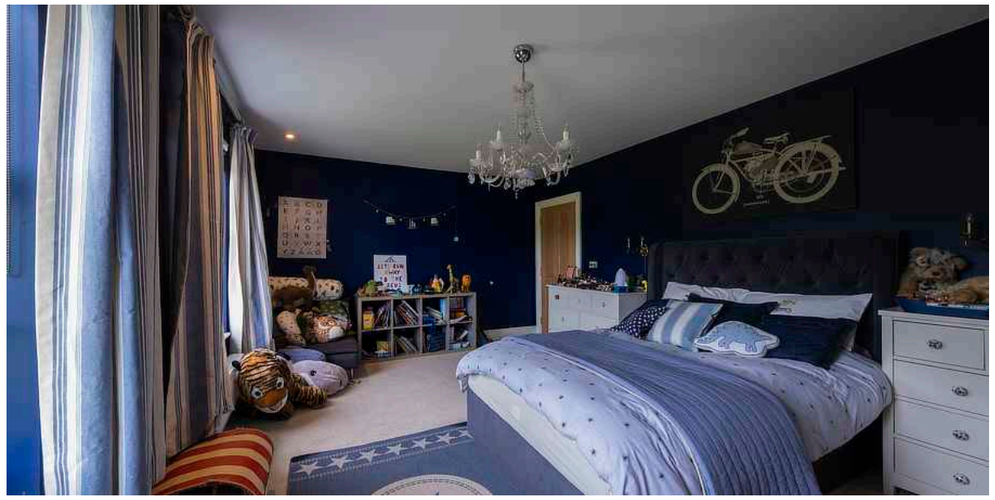


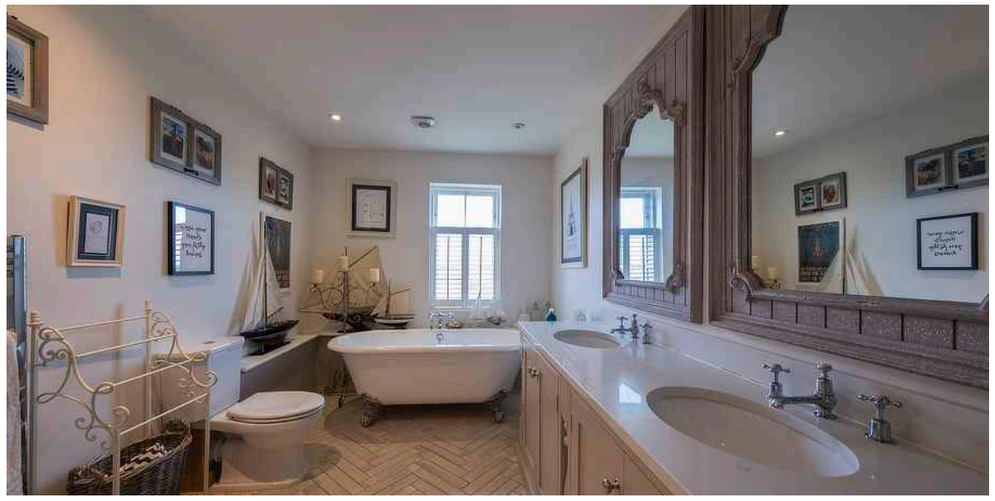


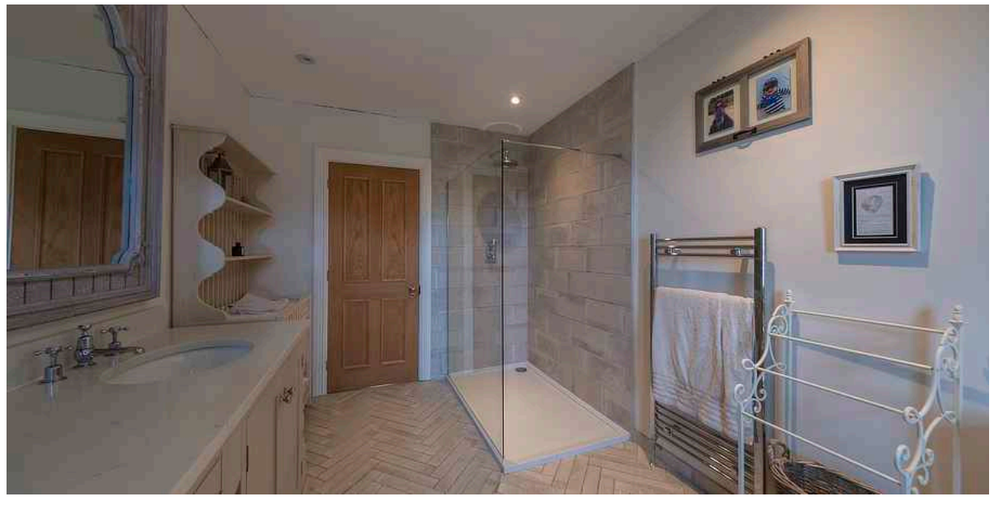



LOVE
2
LOVE











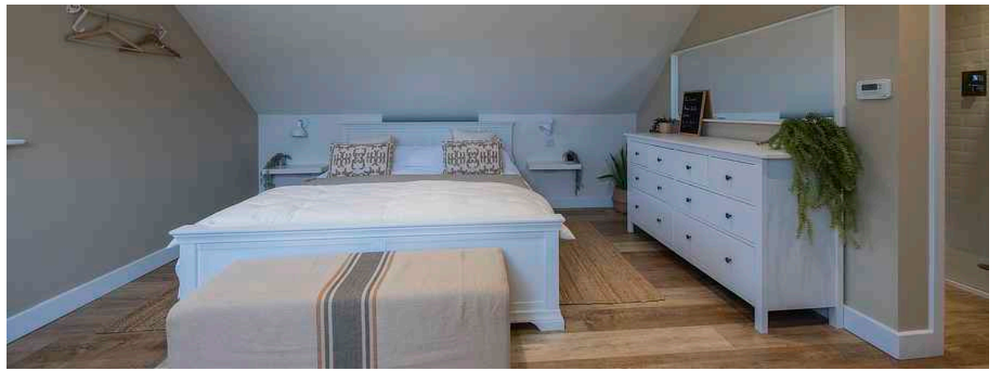


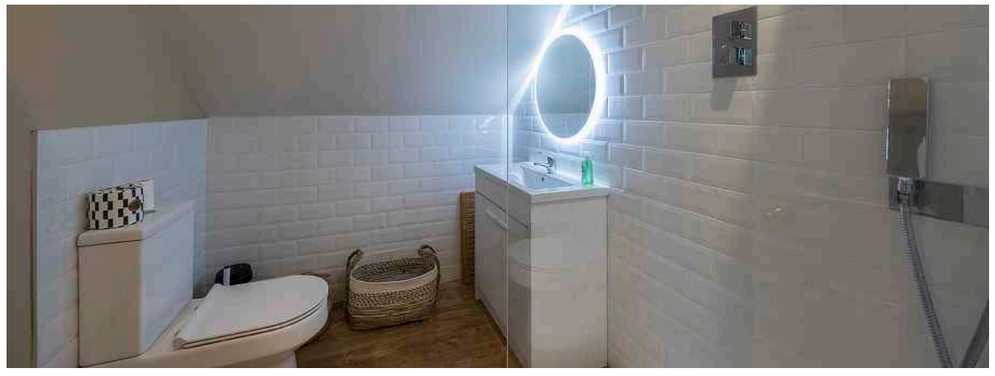

SAIL AWAY
WITH ME

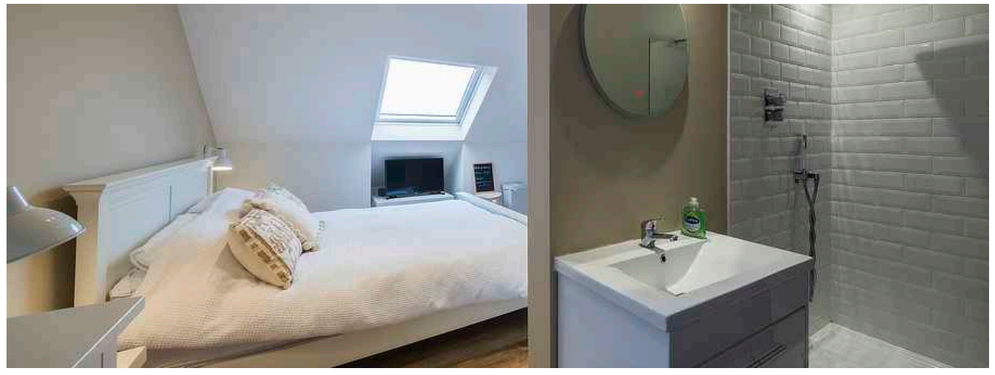


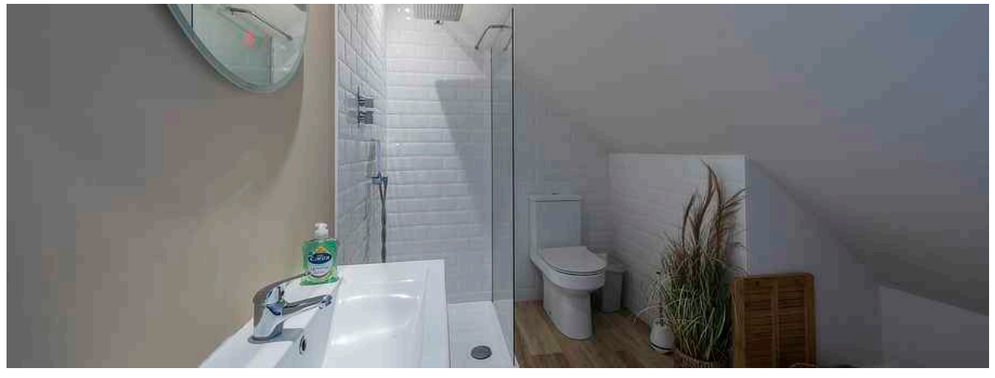




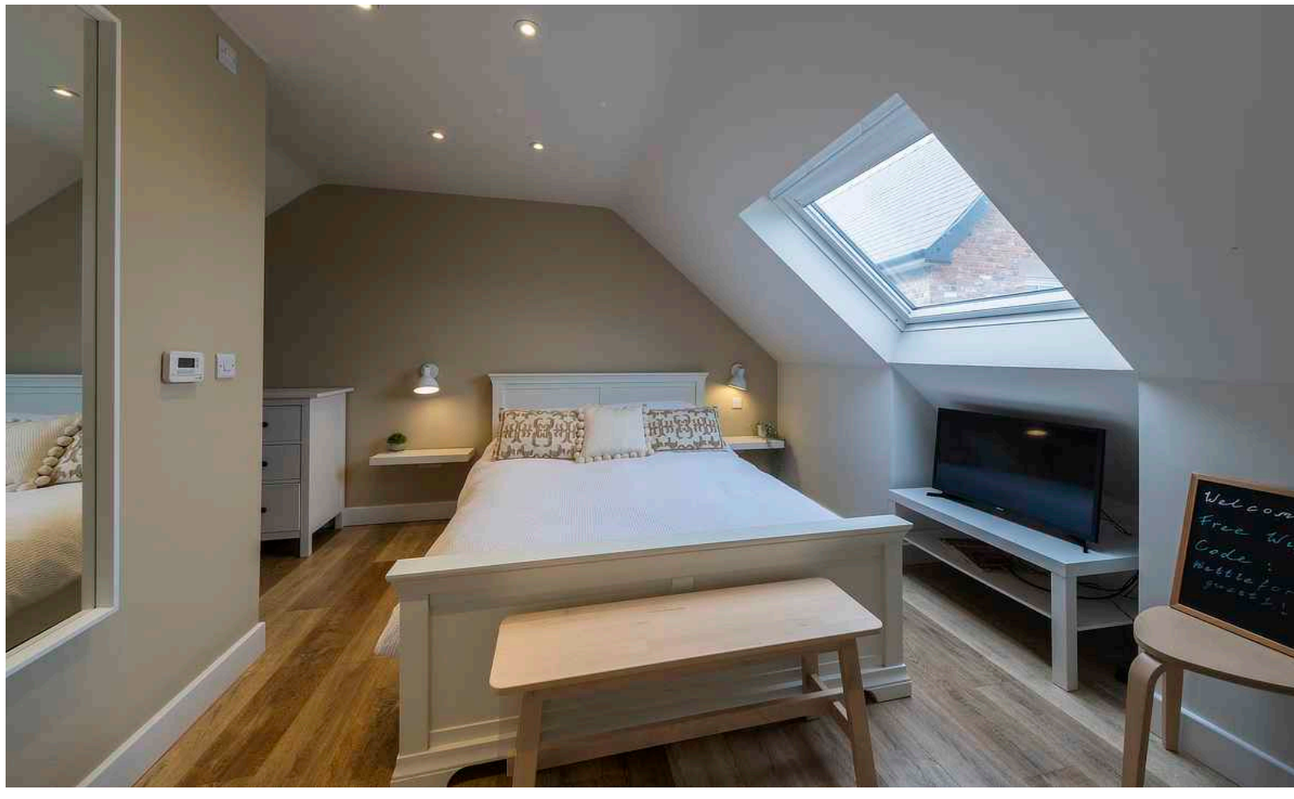


















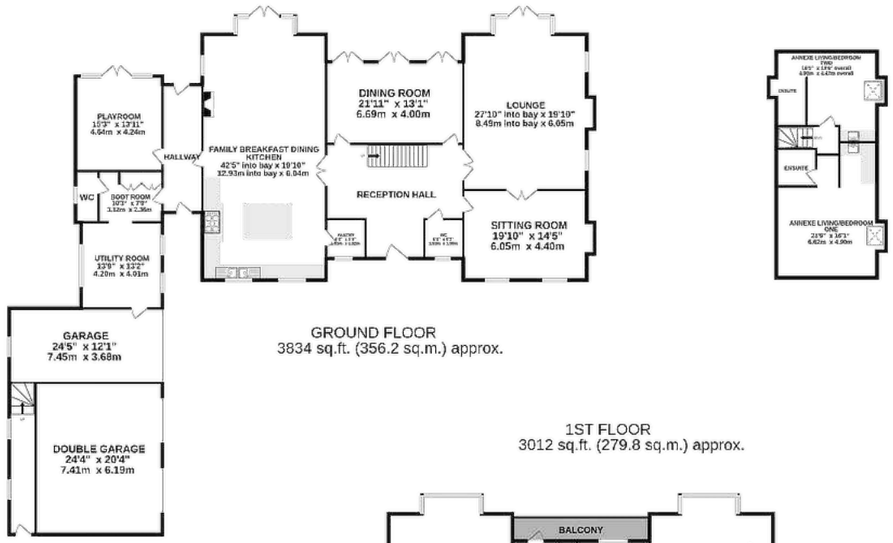






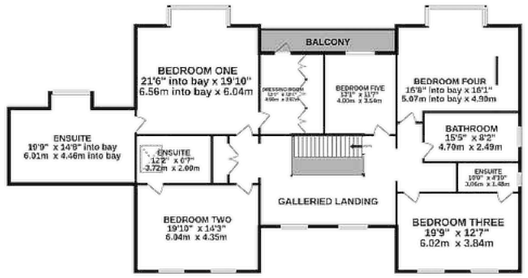






GROUND FLOOR
3834 sq.ft. (356.2 sq.m.) approx.

1ST FLOOR
3012 sq.ft. (279.8 sq.m.) approx.



TOTAL FLOOR AREA : 6846 sq.ft. (636.0 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.

LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band H.

POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marking ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than **30,000** viewings arranged | **£600 MILLION** worth of property sold | on average **99.1%** of asking price achieved

OVER **7,000** OFFERS



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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