



HINCHLIFFE
HOLMES



2 BEECH HOUSE YARD



GROUND FLOOR

Entrance Hall | Kitchen | Family Room
Lounge | Sitting Room | WC

FIRST FLOOR

Landing | Master Bedroom - En-suite | Bedroom Two | Bedroom Three
Bedroom Four | Bathroom | Stores

OUTSIDE

Parking | Double Garage | Gardens

2 BEECH HOUSE YARD

Chester Road | Kelsall | CW6 0RT

Situated in a sought-after central village location within walking distance of amenities and positioned at the head of a private drive, a well-presented and extended detached family home with superb flexible accommodation throughout. Beautifully landscaped private gardens, driveway providing off road parking for several vehicles and double 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, new WellBeing 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.







































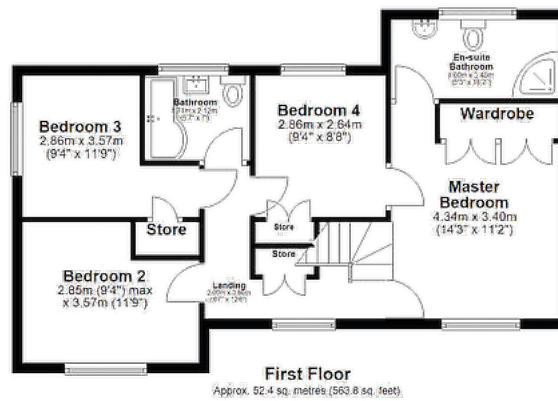
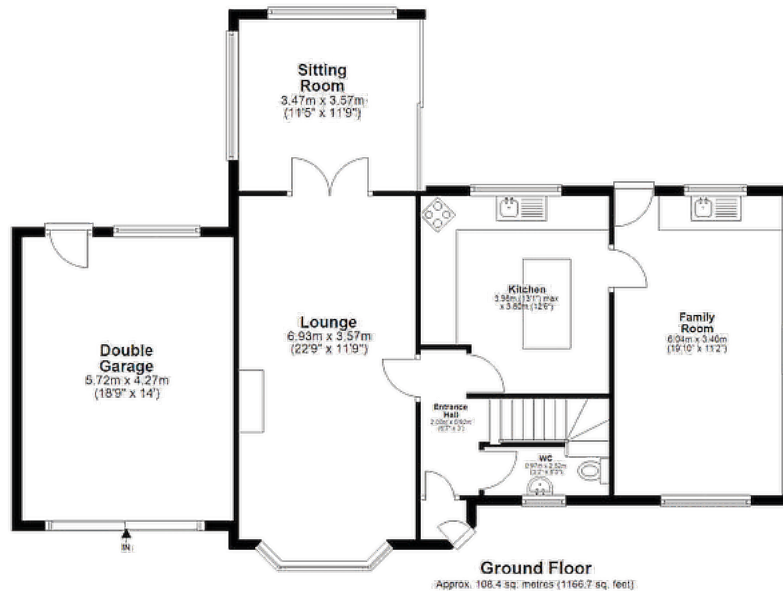












Total area: approx. 160.8 sq. metres (1730.6 sq. feet)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester Council.

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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(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: aside.hiding.releasing



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 marketing 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
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OVER 7,000 OFFERS



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REAL ESTATE



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MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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