



3 Waterloo Cottages, Kingswood, Frodsham, WA6 6JW  
Guide Price £435,000



*In association with*





#### SUMMARY

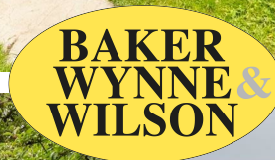
Living Room, Dining Room, Kitchen, Landing, Two Double Bedrooms, Bathroom, Oil Central Heating, Oak Flooring throughout the Ground Floor, Hardwood Double Glazed Windows, Driveway with space for Two Cars, External Home Office, Garden Room/Gym, Workshop, Well Nurtured Gardens with South-Easterly aspect, About .14 of an Acre.

#### DESCRIPTION

This appealing semi-detached cottage dates back to the late 19th century and is built of brick beneath a slate roof. It has been tastefully renovated and extended in recent years, with significant investment made over the past two years. In 2023, planning permission was granted by Cheshire West and Chester for a single-storey extension (reference 23/02472/FUL).

The cottage enjoys charming rural views to both the front and rear, with direct walking access to the outstanding countryside and woodland trails of Delamere Forest, which spans over 972 hectares.

We consider this to be an exquisite and comprehensively renovated cottage of character, charm and appeal in glorious open countryside.





#### LOCATION & AMENITIES

The property is surrounded by open countryside and lies 1.5 miles from Kingsley and 3 miles from Manley.

Kingsley village is a thriving rural community with a co-op/post office, chemist, doctors surgery, Kingsley Community Primary School, village pub, two churches and an active community including a cricket club.

Outdoor enthusiasts are spoilt for choice, with Delamere Forrest a mere 350 yard stroll with its host of opportunities for walking, cycling and horse riding.

Other recreational facilities in the area include Delamere and Sandiway Golf Clubs, Oulton Park, the Sandstone Trail and Manley Mere.

The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington and Liverpool and Manchester all within daily commuting distance. Trains run from Runcorn to London Euston in less than two hours. There are railway stations in Delamere, Hartford and Frodsham.

#### DIRECTIONS

WA6 6JW



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## ACCOMMODATION

With approximate measurements comprises:

### LIVING ROOM

11'11" x 10'5"

A well-proportioned living room featuring built-in bookshelves and oak flooring, and dimmable inset ceiling lighting. The room benefits from two double-glazed windows and dimmable inset ceiling lights. A centrally positioned radiator and multi-fuel stove offer efficient heating.

### KITCHEN

9'9" x 8'7"

The kitchen is fitted with wall and floor-standing cupboards with a durable Corian worktop and an inset single-drainer sink. The cabinets feature soft-close doors and are thoughtfully designed to make clever use of available space. Appliances include a Bosch integrated oven and grill, Bosch four-zone induction hob with extractor hood above, and integrated dishwasher, fridge, and freezer. The oak flooring continues through the space, and there is useful understairs storage along with a radiator for added comfort.

### DINING ROOM

17'1" x 10'2"

Renovated and remodelled this year, the dining room features double-glazed

French doors opening to the rear, allowing in plenty of natural light and offering direct access to the garden. The flooring is part tiled and part oak — continuing the same wooden flooring found in the living room and kitchen for a cohesive feel. Dimmable inset ceiling lighting provides flexible ambience, suitable for both everyday use and evening dining. A stable door also leads outside, adding a touch of traditional character.

Practical storage includes a cupboard with plumbing for a washer/dryer, a cloaks cupboard with shelving, above the Worcester oil-fired central heating boiler — all topped with a solid oak worktop for a consistent and high-quality finish. A radiator ensures year-round comfort.

### STAIRS FROM KITCHEN TO FIRST FLOOR LANDING

8'6" x 5'9"

A staircase leads from the kitchen to the first-floor landing, connecting the ground and upper floors. Inset ceiling lighting brightens the space, and there is access to a boarded, insulated loft offering generous storage.

### BEDROOM NO. 1

10'6" x 9'11"

The master bedroom features a distinctive double-glazed arched window





offering views down the garden, across open countryside, and on clear days, even the Peak District hills. The room benefits from a radiator, double-glazed rooflight and vaulted ceiling with dimmable lighting.

#### BEDROOM NO. 2

12'0" x 10'6" into wardrobes

The second bedroom at the front of the property features built-in double and single wardrobes, providing practical storage with a seamless finish. Dimmable inset ceiling lighting and a radiator add comfort, while the room benefits from natural light and clear, unobstructed views over peaceful pastoral grazing land.

#### BATHROOM

8'7" x 5'9"

The bathroom was fully refitted and redesigned in 2024, featuring a panel bath with shower over, both benefiting from strong water pressure. There is also a vanity unit with inset hand basin and a low-flush W/C. Half-panelled walls complement the wood laminate flooring, while a large inset mirror enhances the sense of space. The heated towel rail can be powered either by the central heating or electricity, alongside a traditional-style radiator and an efficient extractor fan for ventilation.

#### OUTSIDE

A gravel parking area at the front provides off-road parking for two cars. There are two outside taps, exterior lighting, and power points for added practicality.

To the side is a gravel and blue brick path leading to the garden at the rear past the hidden oil tank, and recently built timber WORKSHOP 13'8" x 7'6" equipped with ample power sockets, lighting, and shelving.

The HOME OFFICE 8'8" x 5'5" features two double-glazed windows and oak flooring. It is well insulated against external weather and noise, making it a quiet, comfortable workspace surrounded by nature. Reliable internet speeds and good phone signal make it perfect for remote working. A GARDENROOM/GYM 17'6" x 9'3" benefits from power and lighting, with double-glazed French doors and a window, offering a versatile space.

#### GARDENS

The rear garden extends approximately 170 feet and enjoys a south-easterly aspect. It is predominantly lawned, bordered by a varied selection of herbaceous plants, flowers, shrubs, and specimen trees. A gently curving path runs through the garden,



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with two hand gates creating secure partitions that divide the garden into functional areas. This layout allows for versatile use, with a lawned section separated from the cutting garden, greenhouse, and chicken run.

#### SERVICES

The property is fed by mains water and electricity with a private septic tank and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

#### TENURE

Freehold.

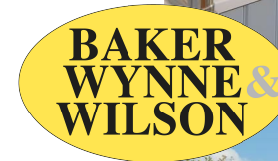
#### CONCIL TAX

Band D.

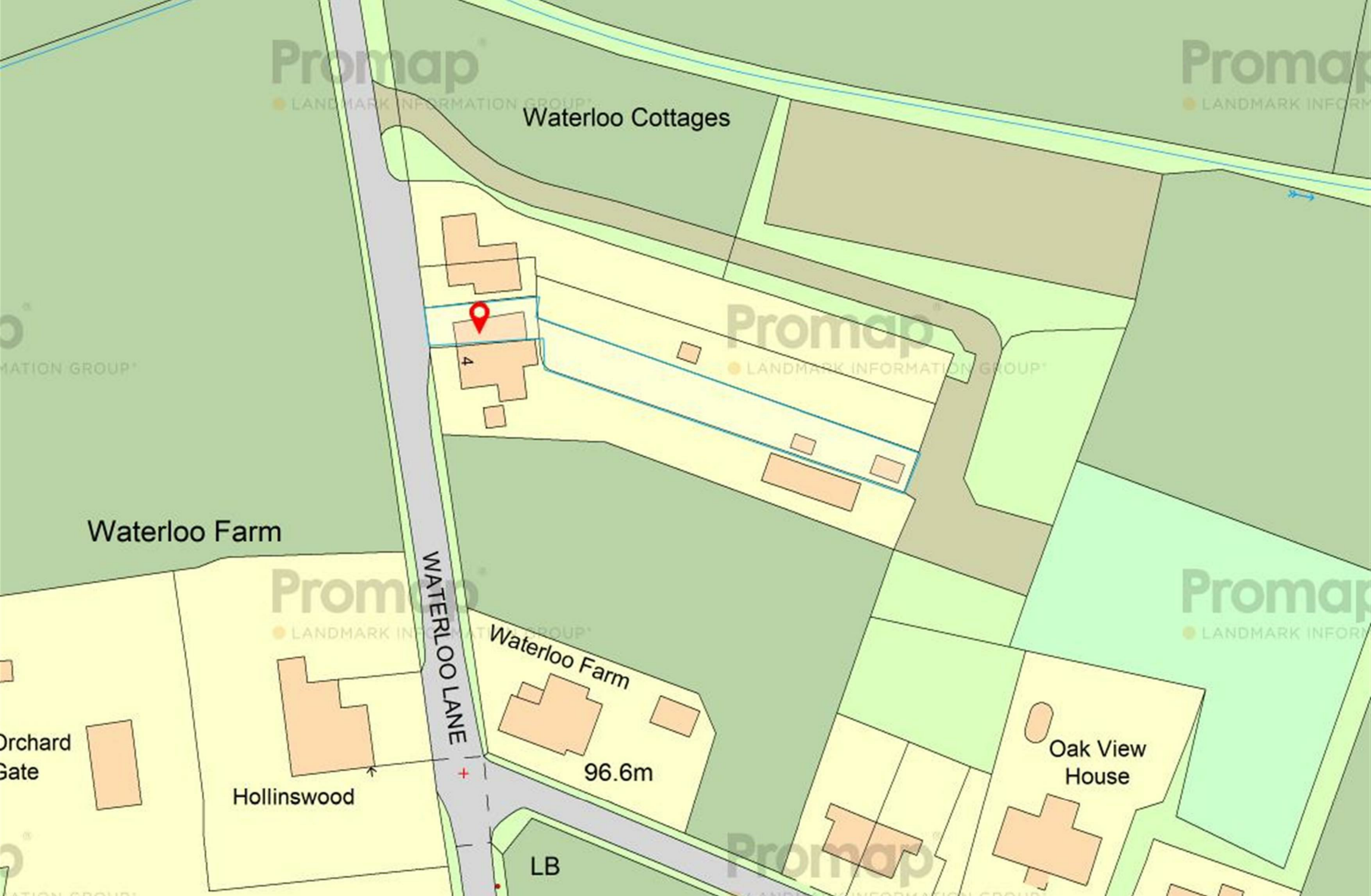
#### VIEWINGS

By appointment with BAKER, WYNNE & WILSON.

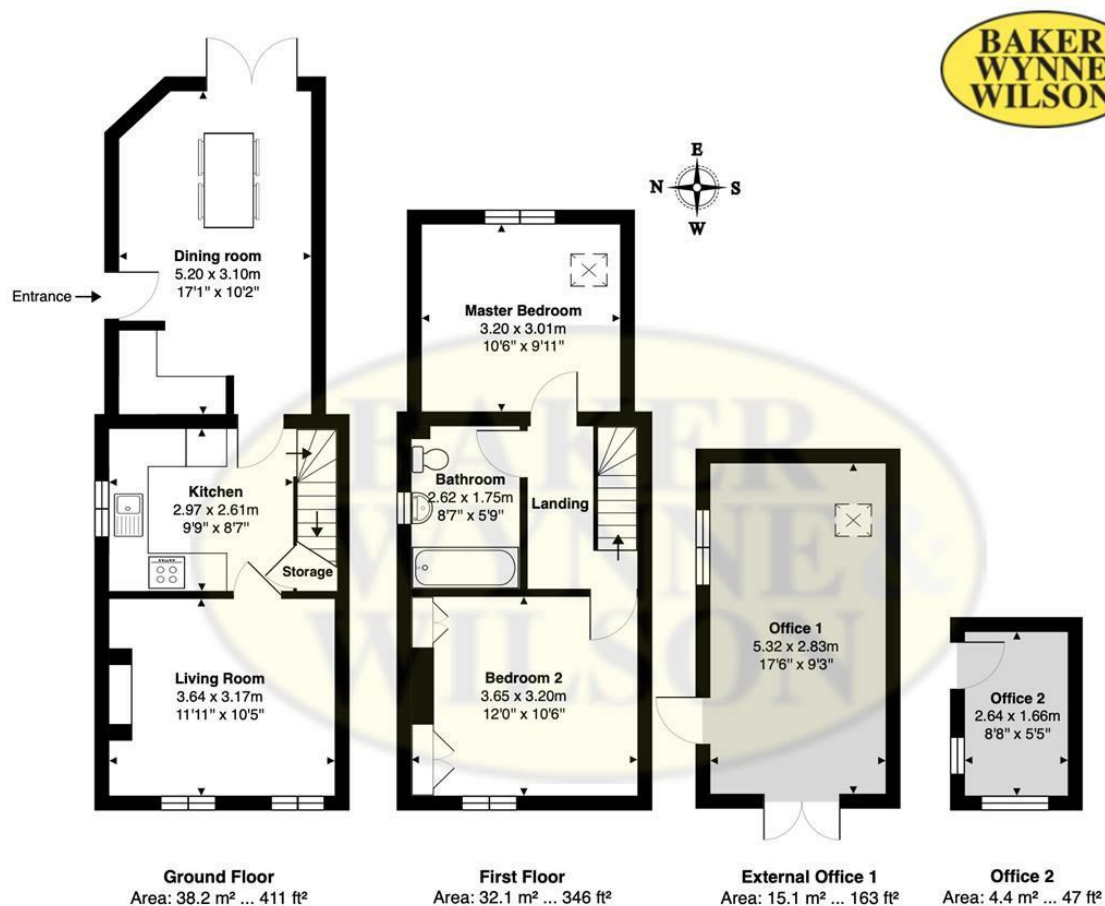
38 Pepper Street, Nantwich. (Tel No: 01270 625214).











### 3 WATERLOO COTTAGES, KINGSWOOD, FRODSHAM, CHESHIRE, WA6 6JW

Approximate Gross Internal Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup> (Excluding Office 1, Office 2)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Green House EPC 2025.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property