



HINCHLIFFE
HOLMES



ERIN HURST



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77 Fluin Lane | Frodsham | WA6 7QU

A magnificent, high quality detached 8-bedroom Edwardian family residence with outstanding versatile accommodation extending to over 6,300 sq.ft. and set in approximately 0.6 acres of secluded beautifully landscaped mature private gardens situated in a popular and most sought-after elevated location in Frodsham.

Erin Hurst is a unique and incredible home of superb proportions and high ceilings. Originally built in 1901 the distinctive design reflects the elegance of the past whilst the internal layout gives the property a modern feeling and still retains many original features including Minton flooring, oak panelling, original fireplaces, mahogany staircase, ceiling coving and ceiling detail.

To the Ground Floor there are four main reception rooms plus the impressive Reception Hall and Breakfast Kitchen. There is an impressive entertaining Dining Room with original well maintained wooden wall panels, fire-place feature, and access to the front garden, while the Drawing Room has bay windows, featured ceilings and views to the beautiful gardens. The upper floors provide a Master Bedroom with En-suite, six further bedrooms and family Bathroom all complimented by a one-bedroom self-contained annex, ideal for further family members or guests.

Set behind automated gates, the driveway offers extensive off-road

parking and leads to a Detached Double Garage with Storage Room and Coach House which can be used for a variety of alternative uses if required. There is another double gate to the rear of the plot.

The mature beautifully landscaped gardens extend to approximately 0.6 acres and surround the property with a range of well-stocked boarders, trees, large lawn and sitting areas ideal for outside entertainment.

Fluin Lane is one of Frodsham's premier residential addresses and is within walking distance of the historic high street and railway station. There are a wide range of shops available in the town together with a Morrisons supermarket (plus a Tesco Superstore in nearby Helsby) and a number of bars, restaurants, coffee shops, a post office, doctors and dentist surgeries. In terms of education there is Overton Primary School and Helsby High School nearby and a choice of independent schools such as King's, Queen's and Grange are within easy reach.

Leisure attractions include walks in Frodsham Hill, Helsby Hill, Delamere Forest and the Sandstone Trail and there are several nearby golf courses.

There is easy access to Chester, Manchester, Liverpool and North Wales via the extensive rail network and road network system including the M56, M53, M6 and M62 motorways. Travel to London via the nearby Runcorn railway station is a two-hour journey.

























































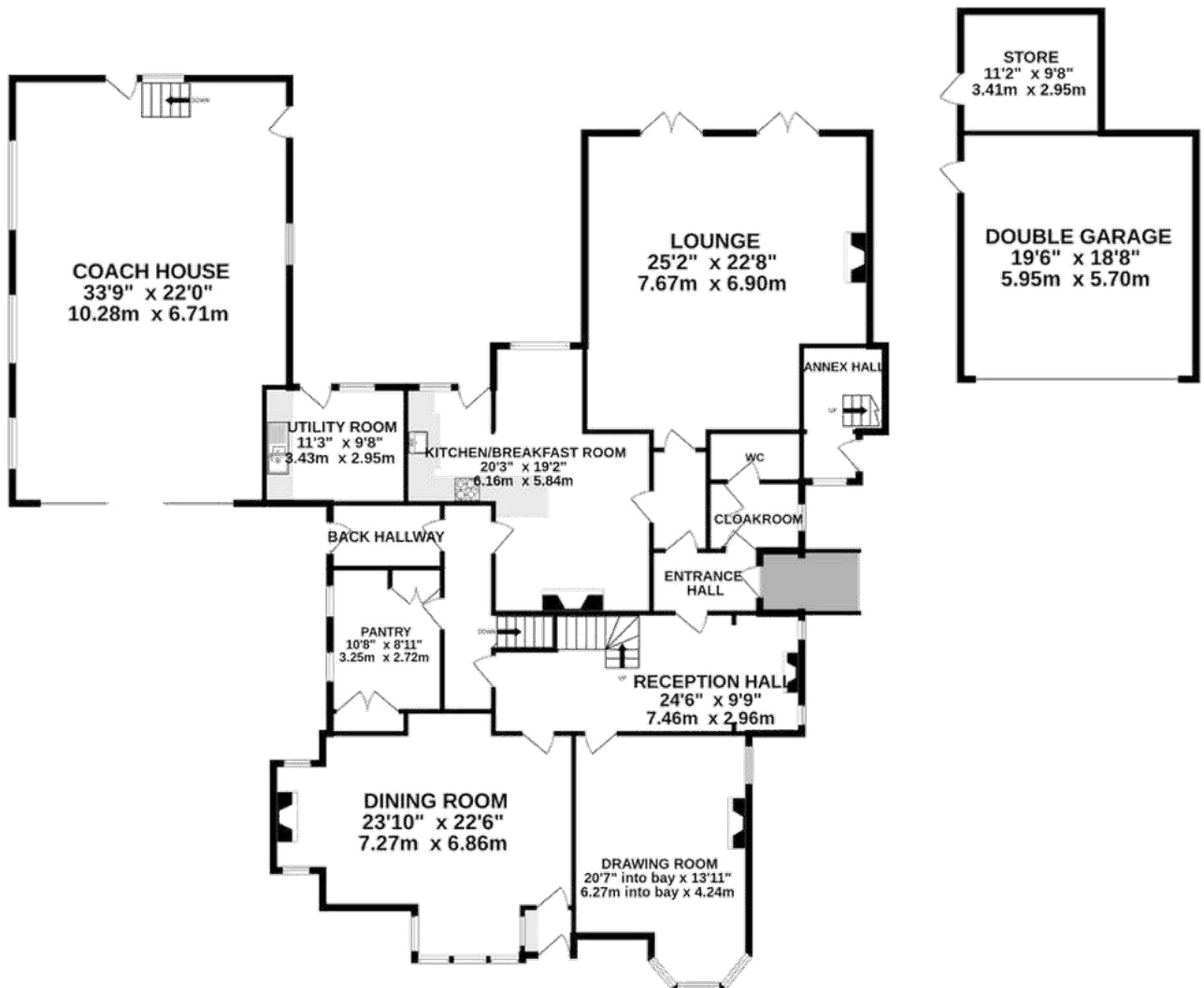






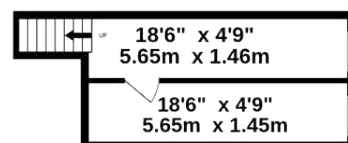




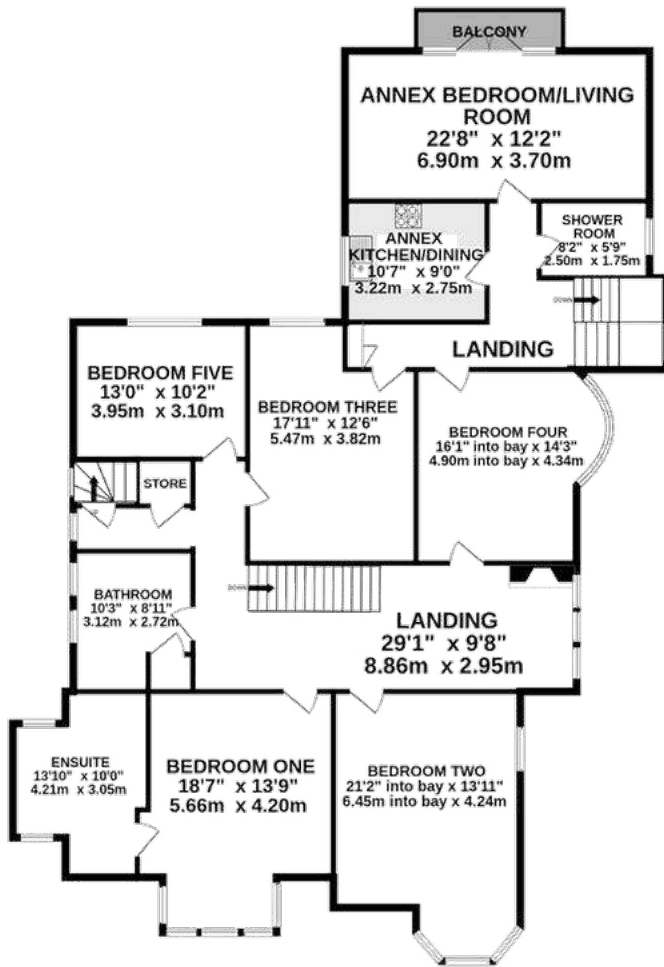


TOTAL FLOOR AREA : 6315 sq.ft. (586.7 sq.m.) approx.

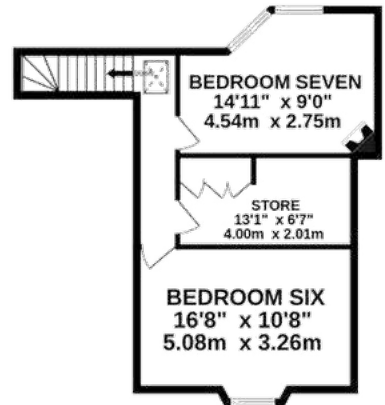
BASEMENT
201 sq.ft. (18.7 sq.m.) approx.



1ST FLOOR
2174 sq.ft. (202.0 sq.m.) approx.



2ND FLOOR
506 sq.ft. (47.0 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.
Main House - Council Tax – Band G.
Annex - Council Tax – Band A.

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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(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.


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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.



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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.



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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.





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.

EXCLUSIVE LISTINGS

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.



**HINCHLIFFE
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INDEPENDENT ESTATE AGENTS

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