



**GASCOIGNE
HALMAN**

4 DUTTON HALL COURT, NORTHWICH ROAD,
DUTTON

THE AREAS LEADING ESTATE AGENT



4 DUTTON HALL COURT, NORTHWICH ROAD, DUTTON

A charming three-storey barn conversion set within an idyllic semi-rural location, enjoying breathtaking countryside views across the Weaver Valley. This characterful home offers spacious and versatile accommodation arranged over three floors, with three bedrooms and two bathrooms, combining rustic charm with modern comfort.

The ground floor comprises a welcoming entrance hallway, a versatile study/snug, a generous family/dining kitchen, and a convenient downstairs WC.





On the first floor, a light and airy lounge enjoys wonderful views over the surrounding countryside, accompanied by two bedrooms and a family bathroom. The second floor is dedicated to a delightful master suite with its own shower room.

Externally, the property is approached via electronically operated gates leading into a courtyard with allocated parking. To the rear lies a private, well-maintained garden providing the perfect setting for relaxation and outdoor entertaining.

This beautifully situated home represents a rare opportunity to acquire a unique property in an enviable setting.

LOCATION

Dutton is a small semi-rural parish bordering open countryside. The location is ideal as it offers convenient access to Frodsham, Stockton Heath and Northwich which all offer a wide range of services. The motorway network can be accessed within a few minutes drive of the house and brings Manchester, Liverpool, Chester etc. within daily commuting distance. There are fast and frequent train services to London from local stations. Manchester International and Liverpool John Lennon Airports can both be reached normally in about twenty minutes by car.

DIRECTIONS

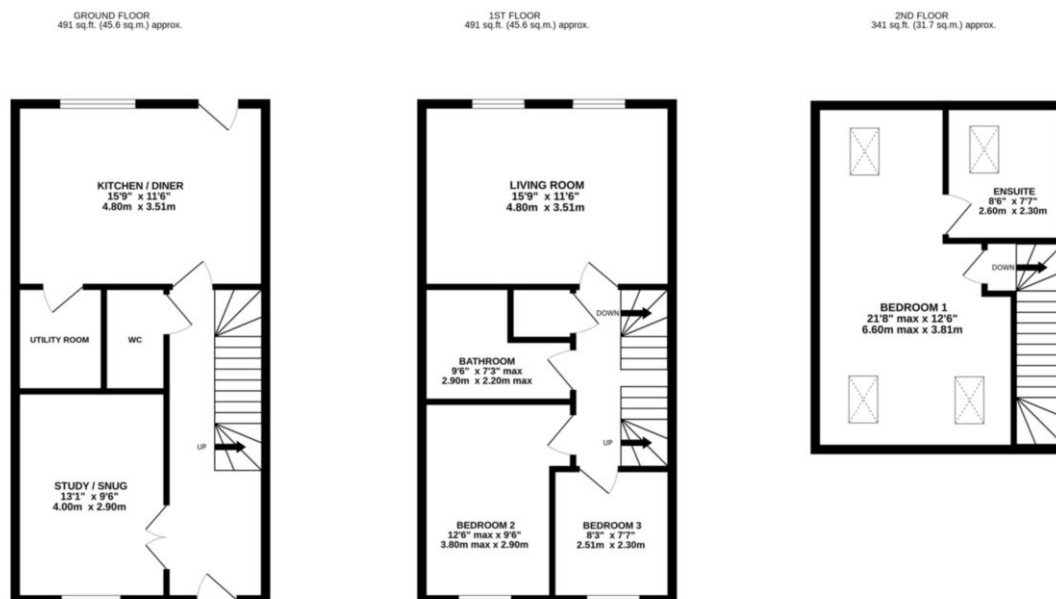
SatNav: WA4 4LH

TENURE

Freehold

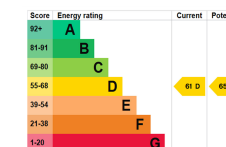
LOCAL AUTHORITY

Cheshire West and Chester Council - Council Tax Band F



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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