



**GASCOIGNE  
HALMAN**

BEECH HOUSE, 7 CROSSLEY PARK, NEW PALE ROAD, MANLEY, AN  
EXCEPTIONAL HOUSE OF OVER 5600 SQ. FEET IN AN EXCLUSIVE PRIVATE  
GATED SETTING

---

THE AREAS LEADING ESTATE AGENT

BEECH HOUSE, 7 CROSSLEY PARK, NEW PALE ROAD, MANLEY | AN EXCEPTIONAL HOUSE OF OVER 5600 SQ. FEET IN AN EXCLUSIVE PRIVATE GATED SETTING

---



## **BEECH HOUSE, 7 CROSSLEY PARK, NEW PALE ROAD, MANLEY, AN EXCEPTIONAL HOUSE OF OVER 5600 SQ. FEET IN AN EXCLUSIVE PRIVATE GATED SETTING**

### **Price on Application**

An exceptional, high quality detached house in an exclusive, private gated estate, adjacent to Delamere Forest. The property offers immaculately presented accommodation extending to over 5600 sq ft.





Beech House is a unique property of supreme quality. It was built in 2000 by award winning Bell Meadow Developments and the house displays all the hallmarks of an inspired architectural design, superb build quality, skilled craftsmanship and a rare attention to detail throughout. In recent years, the house has been comprehensively refurbished from top to bottom. No expense has been spared in the creation of a smart and stylish home with wonderfully proportioned rooms with an elegant and homely feel.

The accommodation is arranged over three floors and extends to approximately 5600 sq ft (520 sq m). The ground floor offers an elegant reception hall and three spacious reception rooms. There is a luxury bespoke kitchen that runs open plan into a dining and living room forming the hub of day to day living in the home. There is a utility room and cloakroom completing the ground floor. The first floor offers an indulgent principal bedroom with sumptuous en-suite bathroom and a separate fully fitted dressing room is adjacent. There is a further bedroom suite with access to a balcony and a further luxury bathroom. The second floor offers another bedroom suite with dressing room and en-suite bathroom and there are two further double bedrooms and a shower room.

A detached three car garage has a trades WC and a large room above that offers potential for multiple uses including home cinema/media room, home office or ancillary accommodation.

There is a gated courtyard with ample secure parking and secluded, manicured gardens.

#### **LOCATION**

Crossley Park is a collection of nine exclusive homes in a secure gated development set amidst beautiful open countryside, adjacent to Delamere Forest. Each house is of exceptional quality and built to a unique architectural design. The houses are set in about 16 acres of protected private woodland jointly owned by the properties and including a tennis court and a communal lawned area with stunning views over the surrounding countryside and beyond to The Welsh Hills.

Manley is a quiet rural location and is just 3 miles from Frodsham and its excellent amenities.

Frodsham is a popular and thriving market town, well supplied with a good selection of shops, restaurants, a post office, doctors, dental surgeries and long established schools such as Helsby High School. Leisure attractions include several golf courses at Frodsham, Helsby and Delamere. There is walking in Delamere Forest, Castle Park, Manley Mere and The Sandstone Trail.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Travel to London by rail from local stations is under two hours.

For those seeking private education, The Grange, Kings, Queens and Abbeygate are all within reach. There are international airports at Manchester (26 miles) and Liverpool (16 miles).

#### **CROSSLEY PARK ESTATE**

Crossley Park consists of nine homes set in approximately 16 acres of parkland and woodland grounds. The owners of each property have an equal membership in the Crossley Park (Manley) Co. Ltd, which manages common areas including a central green, gated entrance and roadways, lighting and services including the tennis court and water treatment plant. Each resident is responsible for their percentage share of the total cost of running the Estate and contributing to the sinking fund annually. A management charge of £2350 per year is currently payable.

#### **SERVICES**

Mains gas, electricity and water are connected. Drainage is to a private water treatment plant.

#### **TENURE**

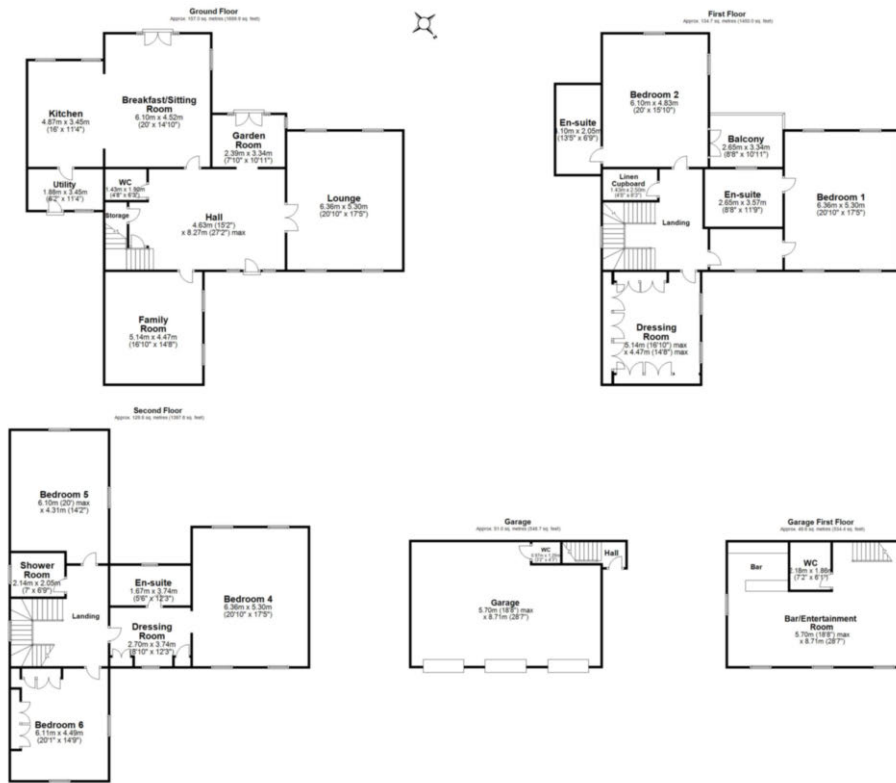
Freehold.

#### **COUNCIL TAX**

Band H, Cheshire West & Chester.

#### **EPC RATING**

Awaited



Total area: approx. 522.2 sq. metres (5620.6 sq. feet)

NOTICE Gascoigne Halman 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; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**