



**GASCOIGNE
HALMAN**

THE DAIRY, BRADLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A DETACHED BARN CONVERSION IN A SUPERB LOCATION WITH 0.3 ACRE GARDENS

THE DAIRY, BRADLEY, FRODSHAM

£595,000

A character barn conversion in secluded gardens extending to approximately 0.3 acres, within the much sought after Bradley area of Frodsham, surrounded by open countryside yet convenient for access to local facilities

A separate 1.5 acre paddock located nearby may be available by separate negotiation.



With origins in the early 1800's, The Dairy was formerly part of Bradley Hall farm, a historic local landmark and Grade II Listed building. The conversion was completed by our clients over 40 years ago with care to retain the character of the period. It has been a treasured and much loved family home but now is the time for new owners to take over and inject their own taste and personality.



The house is part of a cluster of just four individual homes with a cobbled courtyard on one side although The Dairy enjoys a completely separate, private access with driveway parking and a detached garage. The mature and secluded gardens offer areas of lawn for leisure use and a productive vegetable plot too. Also included is a brick built stable that is in need of some repair and renovation.

The interior layout is spacious and versatile with two large living rooms, an open plan kitchen/breakfast room, utility room and cloakroom. The first floor has three good sized double bedrooms and two bathrooms. There are double glazed windows and an LPG fired central heating system is installed.

LOCATION

The house is just 1.5 miles from the centre of Frodsham and is approached over a quiet country lane. It is surrounded by open countryside and the setting also affords peace and tranquillity without a feeling of isolation. There are some lovely country walks on the doorstep including walking along the nearby River Weaver and The Sandstone Trail. The centre of Frodsham is only a few minutes away by car and offers a wide range of shops, cafes and restaurants and there are excellent recreational facilities available in and around Frodsham. There are good schools for children of all ages in the area. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester. Liverpool John Lennon and Manchester Airports are within 30 minutes drive. Trains run from Runcorn to London Euston with journey times of around 2 hours.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane and Vicarage Lane. Turn left onto Bradley Lane. Follow the lane for approximately half a mile and upon reaching Bradley Hall Farm, bear left. The entrance to the driveway is on the right hand side.

TENURE

Freehold

SERVICES

Mains electricity and water are connected. LPG heating system. Drainage to a septic tank.

EPC RATING

Current F

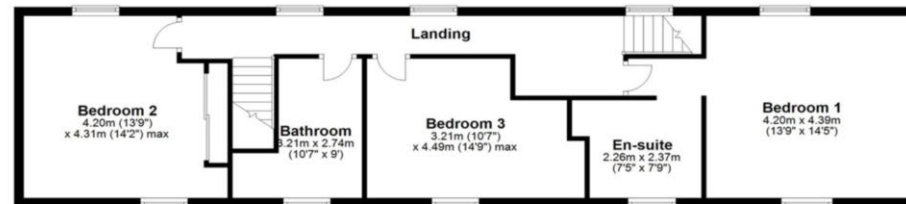
COUNCIL TAX

Band F. Cheshire West & Chester.

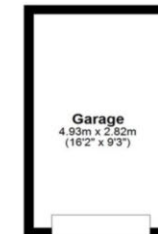
Ground Floor
Approx. 92.4 sq. metres (994.3 sq. feet)



First Floor
Approx. 78.8 sq. metres (848.3 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.0 sq. feet)



Main area: Approx. 171.2 sq. metres (1842.6 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.0 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.

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