



**GASCOIGNE
HALMAN**

BYWAYS, THE OLD POST OFFICE, PRESTON BROOK

THE AREAS LEADING ESTATE AGENT



| A UNIQUE LATE VICTORIAN FAMILY HOME WITH SPACIOUS SUPERBLY PRESENTED ACCOMMODATION

BYWAYS, THE OLD POST OFFICE, PRESTON BROOK

£535,000

A unique and iconic detached late Victorian house and former Post Office, standing in private gardens and offering spacious, versatile and superbly presented accommodation.





Unique Character Family Home

Spacious and Superbly Presented
Accommodation

Flexible and Adaptable
Accommodation

Secluded Gardens

Convenient for Access to M56
Motorway

Large Garage



BYWAYS, THE OLD POST OFFICE, PRESTON BROOK

This handsome and distinctive detached period property is rich in character and history. Due to its unique combination of attributes, it is a real one off and without comparison in the local area.

The village Post Office operated for many decades from the property until the late 1990's when it re-located to larger premises in the village. Our clients have transformed the property into a delightful family home with accommodation that can be adapted to suit a variety of needs. As presently configured, it provides three large separate living rooms to the ground floor plus a really impressive and large open plan kitchen/breakfast room, a utility room and cloakroom/WC. The first floor offers three spacious double bedrooms and two excellent bathrooms, one being en-suite.

Externally, the gardens are fully enclosed and enjoy a high level of privacy. There is a gated driveway with ample parking leading to a large garage. The gardens wrap around the house enclosed by walls and fences with gated access. Natural stone pathways and paving extends around the house with a spacious terrace at the rear, which is accessed directly from the kitchen/breakfast room making it ideal for al fresco entertaining. The gardens are abundantly stocked with a great selection of shrubs and flowering plants and there are lawns to both the front and rear.

LOCATION

Preston Brook is a small village located approximately mid way between Frodsham and Warrington. It is well placed for access to nearby open countryside and is within a 10 minute drive of both Frodsham and







Stockton Heath with excellent shopping, recreational and leisure facilities. There is a village store/post office within walking distance and a public house. Access to the motorway network is nearby making it possible to commute daily to many parts of the North West and in particular to Manchester, Liverpool and Chester. Manchester and Liverpool Airports can both be reached in about twenty minutes by car.

DIRECTIONS

Leave Frodsham heading up High Street, A56, and follow onto Bridge Lane. Pass over the swing bridge and follow the A56 through Sutton Weaver. Bear left at the junction and follow the A56 heading towards Warrington. Continue into Preston Brook. The property is on the right hand side with access gained via Aston Lane.



TENURE

Freehold

COUNCIL TAX

Band E. Halton Borough Council.

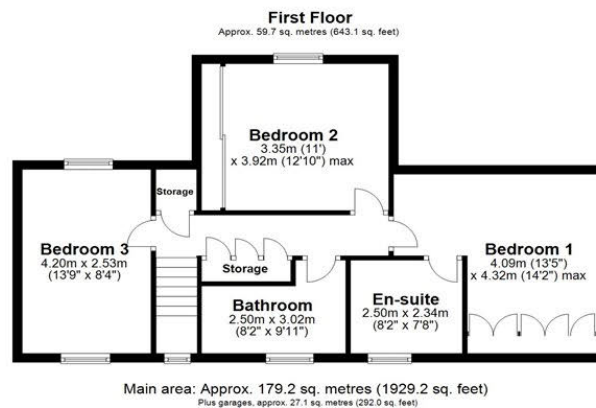
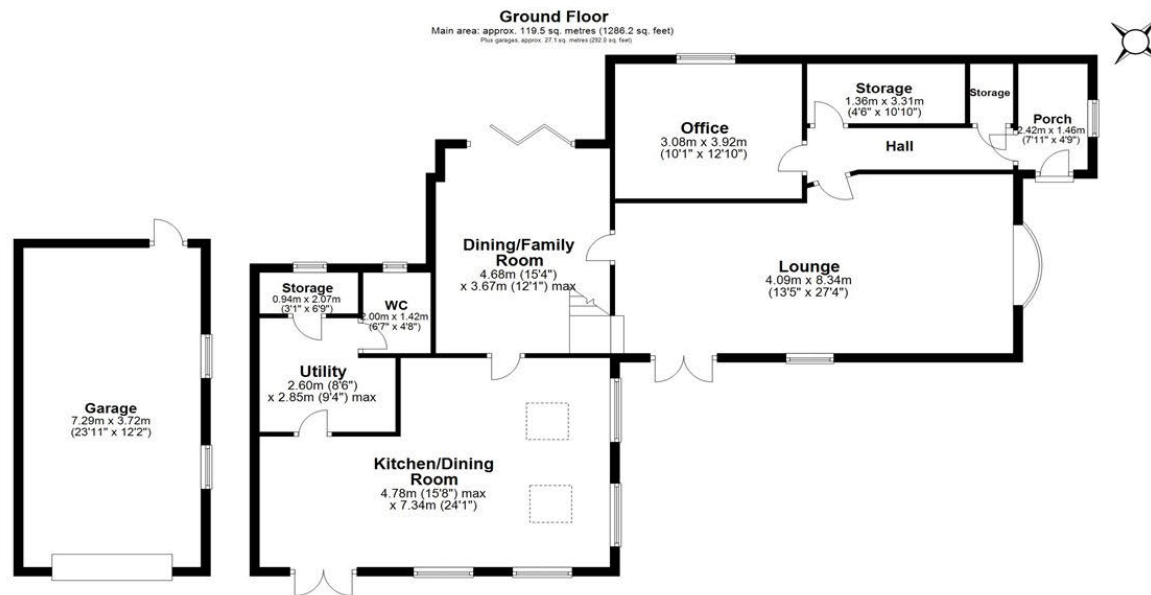
EPC RATING

Current D



SERVICE

Mains gas, electricity and water are connected. Drainage is to a septic tank.



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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