



**GASCOIGNE
HALMAN**

BROOK COTTAGE, CHESTNUT LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A CHARACTER COUNTRY COTTAGE WITH LARGE GARDENS

BROOK COTTAGE, CHESTNUT LANE, FRODSHAM

£395,000

A character cottage set in large gardens, in an idyllic rural location, less than two miles from the centre of Frodsham.

Brook Cottage is a charming cottage of considerable character and appeal in a wonderful setting. It is approached over a quiet country lane and is one of a cluster of just six character homes. There are countryside walks on the doorstep and views from the gardens across farmland towards Helsby.

The cottage itself offers beautifully presented accommodation and gives the owners a feeling of holiday relaxation each time they return home. Exposed beams, Travertine stone flooring and a log burner enhance the cottage character. The layout is configured to ensure that the views of the gardens and beyond can be enjoyed from most rooms and the ground floor also connects seamlessly to the gardens via a glazed sun lounge.

The ground floor includes a spacious lounge and a fitted kitchen/dining room. The first floor was originally configured to offer three bedrooms but has been adapted to create two double bedrooms with the main bedroom having a walk in dressing room. This can be easily reinstated if required. There is also a modern bathroom. The property has double glazed windows and an oil fired central heating system



This is definitely a home for those with a love for the outdoors. The large private rear garden offers a peaceful haven of tranquility, attracting all manner of bird and wild-life. It has a natural brook running along the bottom of the garden and is surrounded by open countryside. There are numerous seating and entertaining spaces including a covered bar, deck seating area with glass balustrade, additional patio areas and a pergola. There is an expanse of lawn plus established borders, two greenhouses, garden shed and a timber garage. There is a gated driveway and parking is available on the lane.

LOCATION

Chestnut Lane is a delightful rural setting, surrounded by open countryside whilst also being convenient for access to a wide range of local facilities. The location is mid way between Frodsham and Helsby with country walks on the doorstep. The centre of Frodsham is just 1.8 miles away with a good selection of shops, cafes and bars plus an historic street market held each Thursday. There are excellent recreational and leisure facilities locally with a number of golf and sports clubs whilst Delamere Forest is close by. The road, rail and motorway networks allow access to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst trains run from Runcorn to London Euston (journey time around 2 hours). Liverpool John Lennon and Manchester International Airport are both within 30 minutes drive of the house.

DIRECTIONS

From the centre of Frodsham, travel along Main Street (A56) towards Helsby. Follow Chester Road passing The Netherton Hall pub before turning left onto Tarvin Road, (B5393). Follow for almost 1 mile. Chestnut Lane is on the right hand side. The property is situated at the bottom of the Lane.

SERVICES

Mains electricity and water connected. Oil fired central heating is installed. Drainage to a private septic tank. A pedestrian right of way exists to the rear of the property in favour of the next door neighbour.

TENURE

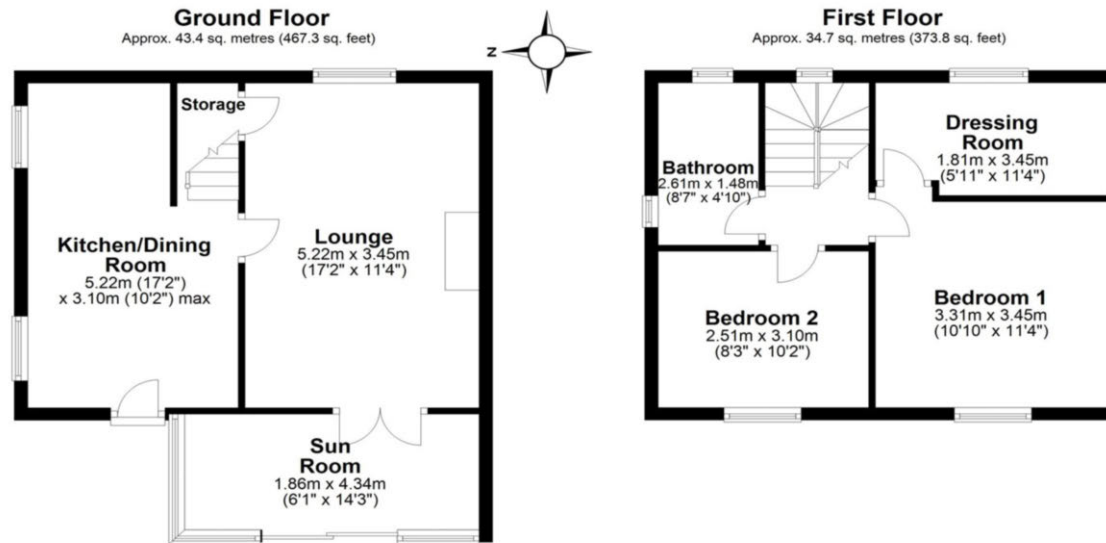
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited



Total area: approx. 78.1 sq. metres (841.1 sq. feet)

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