



**GASCOIGNE  
HALMAN**

SANDSTONE COTTAGE, TOP BARN AND  
WOODHOUSE VIEW, TARVIN ROAD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## SANDSTONE COTTAGE, TOP BARN AND WOODHOUSE VIEW, TARVIN ROAD, FRODSHAM

**£1,350,000**

**A unique opportunity to acquire a substantial detached Cheshire barn offering mixed residential and commercial opportunities including a luxury family home, offices, workshops and a valuable income producing holiday let.**

The sale of Sandstone Cottage, Top Barn and Woodhouse View represents an opportunity to acquire a luxury home, workplace and a well established holiday let business all in one and in a glorious setting.

There are three separate and distinct elements to the property, each offering best in class in their respective capacity.

The property is a substantial L shaped barn that extends in total to over 6300 sq ft (593 sq m). The exterior retains a character look with warm Cheshire brick and sandstone walls, slate roof plus large wooden garage and workshop doors. These are enhanced by modern touches such as anthracite double glazed windows and doors.





## A UNIQUE OPPORTUNITY

Detached Cheshire Barn

Luxury three/four bed, three bathroom home

Large commercial property and studio

Well established luxury holiday let cottage

Large Private Gardens

Beautiful Rural Setting

Just 1.6 miles from Frodsham



The building has been extensively refurbished since 2017 including new wiring installations, new oil fired central heating and the introduction of modern insulation where possible.

### **SANDSTONE COTTAGE**

Sandstone Cottage is a luxury home that combines the character of a rural barn conversion with stylish, modern design. The internal layout has been planned to create wonderful open plan living with large entertaining areas that connect seamlessly to the large, private West facing gardens. The use of natural slate, oak and stone add warmth whilst smart modern kitchen and bathrooms fittings blend the old and the new. The layout is also versatile. There are three first floor double bedrooms and three bathrooms with the potential for a ground floor bedroom suite if required.

The layout is shown on the floorplan but the lounge is a particular highlight. It has a lofty vaulted ceiling, full width bi folding doors and a large log burning stove.

This is a perfect home for entertaining both indoors and outside. The bi folding doors open from the lounge to a superb terrace with porcelain paving and lighting. A large covered gazebo provides a home for the large hot tub and further seating complete with infra red heaters and party lighting. The garden extends beyond, backing onto farmland, with a large summer house and a tractor shed.

A large block paved forecourt provides parking for multiple vehicles and leads to a detached double garage.

Council Tax band - E. Cheshire West and Chester.

### **TOP BARN**

Top Barn is substantial barn offering versatile space that will be ideal for a variety of commercial uses. It extends to 2709 sq ft (251 sq m) and currently comprises of three spacious offices, kitchen and rest rooms, first floor studio/production space and two large workshops located across the courtyard.

The building attracts business rates with a rateable value of £10,500. The current owners qualify for small business rate relief. Any new owner will need to satisfy themselves if this would apply to them.

The use options are endless - ideal for running a small business, consultation and treatment rooms, music production or creative and professional services. There is also the potential for development or conversion to create an additional residential property or to expand the











holiday let business. Buyers will need to seek independent advice and planning permission for any change of use.

### **WOODHOUSE VIEW**

Woodhouse View is a multi award winning luxury holiday home that currently operates as a popular and successful holiday let business that generates a valuable, steady income. Arranged over two floors, the high quality and superbly presented accommodation can comfortably sleep up to 6 people.

The occupancy rate for 2022 was over 90% and there are many repeat bookings. Visitors come from far and wide. Some use the property as a base whilst visiting family and friends in the area. Others are attracted to the area for the rural tranquility and convenient access to Chester, Cheshire Oaks, Liverpool, Manchester, North Wales and beyond. Trading figures are available upon request.

Woodhouse View attracts business rates with a rateable value of £1625.

### **SERVICES**

Mains electricity and water are connected. There are two oil fired central heating boilers, one serving Sandstone Cottage and the other serving Top Barn. Each boiler supports pressurised hot water systems. 2500 litre oil storage tank. Drainage is to a septic tank.

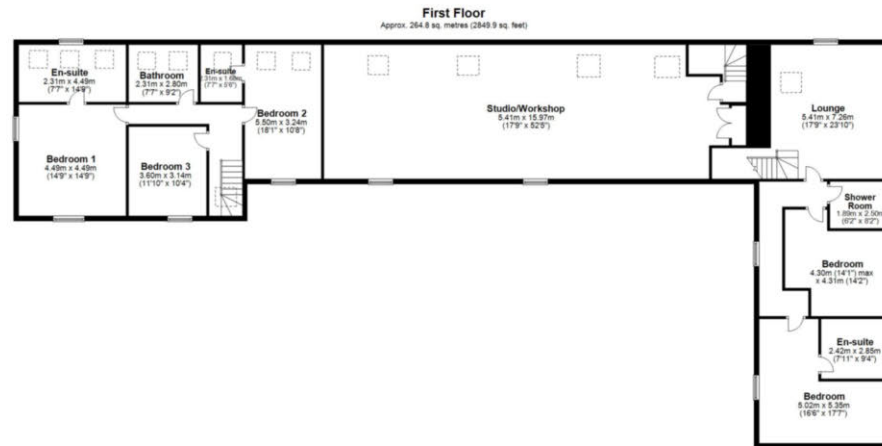
### **LOCATION**

The house is in an ideal location for families seeking to combine country life with easy access to the North West regions centres of business and commerce. It 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 between Frodsham and Helsby with some woodland walks and footpaths through open fields can be enjoyed without the need for a car. The centre of Frodsham is just 1.6 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.

### **TENURE**

Freehold





Total area: approx. 593.6 sq. metres (6388.5 sq. feet)

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