



**GASCOIGNE  
HALMAN**

ASHTON LANE, ASHTON HAYES

---

THE AREAS LEADING ESTATE AGENT



| A SUBSTANTIAL DETACHED BUNGALOW OFFERING HIGH QUALITY, RECENTLY RENOVATED AND REMODELLED ACCOMMODATION

## ASHTON LANE, ASHTON HAYES

**£595,000**

**A unique, substantial detached bungalow with extensively remodelled and newly refurbished accommodation extending to almost 2000 sq ft (180 sq m), standing in approx. 0.3 acres, on the edge of Ashton Hayes, surrounded by open countryside.**



This superb detached bungalow has been meticulously renovated and re-modelled in recent years. It now offers high quality, low maintenance living, suitable for a variety of buyers at different stages of life.

Care and attention to detail has been exercised throughout in creating a fantastic home with a modern, contemporary look and feel. The property has large rooms and a light, airy feel. The main living area is a wonderful open plan design with a spacious lounge, dining area and a beautifully appointed kitchen all linking together to form a most impressive space. The lounge has a log burning stove and plenty of space for large furniture.



The specification and finish throughout is impressive with stylish column radiators, oak doors and warm cork flooring to the main living areas. The kitchen is supplied and fitted by Wren kitchens and has a range of units in a blue finish with Polygood recycled plastic worktops and a range of built in appliances. There is a large central oak topped island breakfast bar.

A bootlility room offers further storage and space for laundry appliances. The present configuration provides two large double bedrooms and a third that is currently in use as a study. There are also two luxurious bathrooms, one being ensuite. Gas fired central heating is installed and double glazed windows throughout that, combined with high levels of thermal insulation results in an energy rating of C.

The plot extends in total to approximately 1/3rd of an acre with open farmland and countryside to the front and sides. There is ample parking and turning space. A sunny terrace is located to the rear, designed for outdoor entertaining. Lawns extend to all other sides.

#### LOCATION

The property is on the edge of Ashton Hayes, a very popular rural village set amidst some of the finest open countryside in West Cheshire. The village has a thriving community spirit and facilities including a community run village store and post office, children's nursery and popular primary school and well supported Parish Church. The village also has a playground and community café with rooms for hire. Ashton Hayes is aiming to become England's first carbon neutral village and has established a community energy company. Delamere Forest is close by offering walking, cycling, horse riding and open air summer concerts.

Kelsall is only a few minutes away offering a range of facilities including popular pubs, a Co-Op convenience store, Doctors surgery and cafe. The Goshwak pub/restaurant is in nearby Mouldsworth together with a railway station on the Chester to Manchester line. In addition to Mouldsworth there are railway stations at Helsby, Frodsham and Chester.

The location is ideal for commuters being within easy reach of Liverpool, Manchester and Warrington. Links to North Wales and the wider motorway network are found via the A55, M56 and M53. Liverpool and Manchester Airports are within 30 minutes of the property. .

Leisure facilities and attractive lifestyle options are found in abundance in and around this beautiful part of Cheshire. There are superb walks on the doorstep whilst the remarkable Delamere Forest can be accessed on foot for those who enjoy long walks in the countryside. For those who enjoy golf, there are renowned membership courses at Delamere, Sandiway and Tarporley.

#### TENURE

Freehold.

#### COUNCIL TAX

Band F. Cheshire West & Chester.

#### EPC RATING

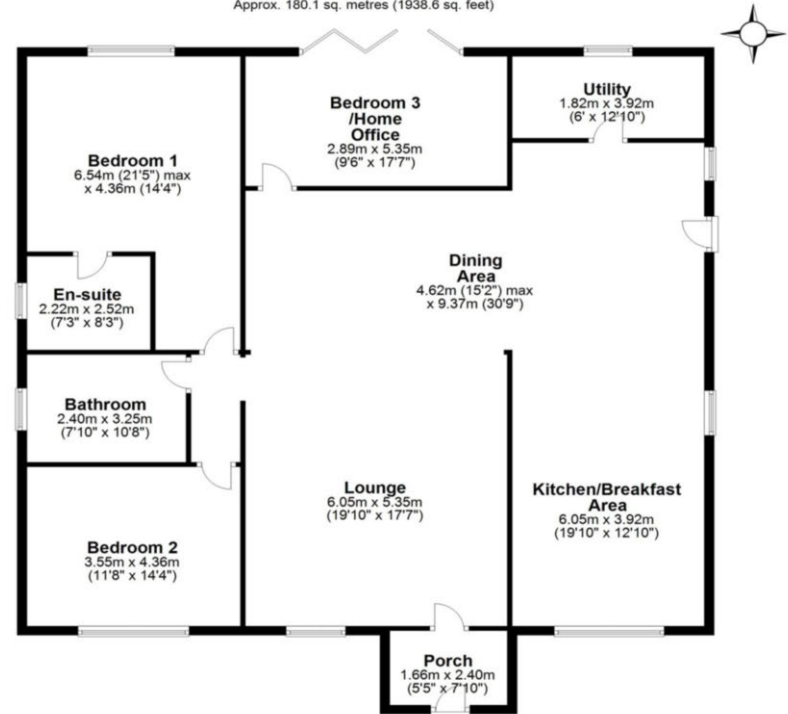
Current C

#### SERVICES

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

### Ground Floor

Approx. 180.1 sq. metres (1938.6 sq. feet)



Total area: approx. 180.1 sq. metres (1938.6 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**