



**GASCOIGNE  
HALMAN**

AYSGARTH, SMITHY LANE, MOULDSWORTH,  
CHESTER

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THE AREAS LEADING ESTATE AGENT



## AYSGARTH, SMITHY LANE, MOULDSWORTH, CHESTER

**£775,000**

**A substantial detached family home standing in large gardens and paddock extending to 0.66 acres.**

Comments from Andrew Hayes of Gascoigne Halman

The property is being offered for sale for the first time in over 30 years and provides an exciting opportunity for refurbishment and possible development, subject to planning.

The property was built in the late 1970's by a highly regarded local builder. He enjoyed a reputation of building high quality homes that he'd be happy to live in himself and this is a great example of his work.

The house takes its name from an ancient village in the Yorkshire Dales known for its beautiful waterfalls.

Extending to almost 2500 sq ft (229 sq m) the house is impressively spacious.

It also offers exciting potential for refurbishment that could be done room by room or as a more ambitious project including extension and the creation of a more contemporary modern home. Some of the preparatory work has already been completed for the cosmetic updating.



## AYSGARTH

A Substantial Detached Family Home

Extends to Almost 2500 sq ft (229 sq m)

Gardens and Paddock to 0.66 Acres

Sought After Rural Location

Impressive Room Sizes

Exciting Potential For Refurbishment

A Chance to Add Value and Style

Three Reception Rooms and Large Kitchen

Four Double Bedrooms and Two Bathrooms

Ample Parking and Large Garage

Oil Fired Central Heating



AYSGARTH | SMITHY LANE, MOULDSWORTH, CHESTER

The interior layout has a feeling of space and light. All of the rooms are of excellent proportions with the ground floor offering three separate living rooms plus a large kitchen/breakfast room, utility room and a cloakroom/WC. Upstairs there are four large double bedrooms and two bathrooms, one being en-suite. One of the rear bedrooms has access onto a balcony from where glorious views can be enjoyed over the gardens and beyond, onto open countryside. The property has oil fired central heating.

The gardens and paddock extend to 0.66 acres. The house stands back from the lane with ample driveway parking leading to a sizeable garage. The private rear garden has a patio area with an expanse of lawn beyond flanked by well established hedges, borders and beds. A paddock extends beyond with post and rail, stock fencing.

## LOCATION

Mouldsworth is one of most popular semi-rural village locations in this area. It offers peace and tranquility plus the natural beauty of open countryside yet it is ideally placed for access to a range of local facilities and for transport links to many parts of the North West. Delamere Forest is close by with walking, cycling and horse riding. There are popular primary schools in nearby Manley and Ashton Hayes, a highly regarded public house/restaurant with bowling green in the village plus a railway station on the Chester to Manchester line. The area enjoys excellent road







communications being four miles from the M56 motorway allowing for ease of access to the M6 and national motorway network permitting daily travel to Manchester and Liverpool. Liverpool and Manchester airports are 20 and 27 miles respectively and there are good rail links to London with a two hour inter-city service to Euston from Runcorn.

### TENURE

Freehold

### COUNCIL TAX

Band G. Cheshire West & Chester.

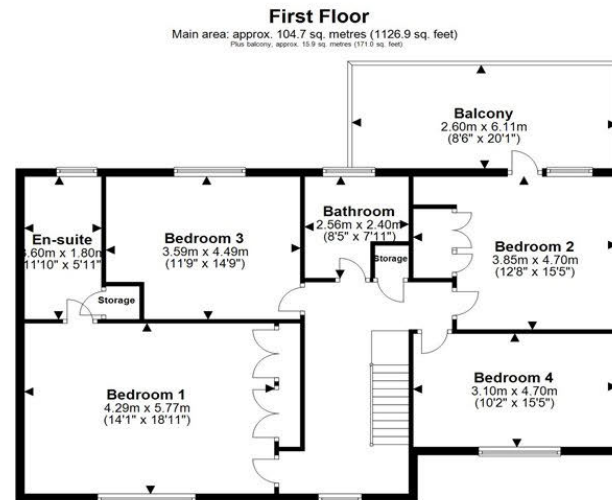
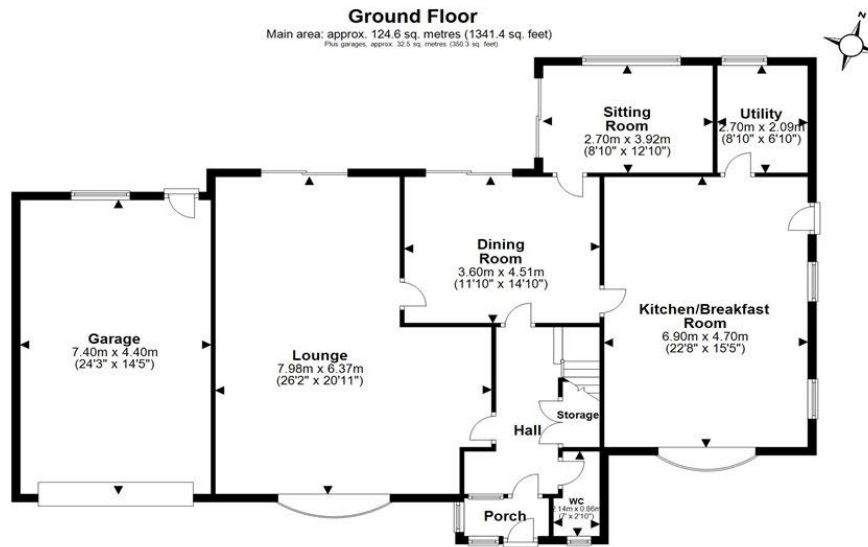
### EPC RATING

Current D

### SERVICES

Mains water and electricity are connected. Oil fired central heating is installed. Drainage is to a septic tank.





Main area: Approx. 229.3 sq. metres (2468.3 sq. feet)  
Plus garages, approx. 32.5 sq. metres (350.3 sq. feet)  
Plus balcony, approx. 15.9 sq. metres (171.0 sq. feet)

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