



**GASCOIGNE
HALMAN**

MANOR FARM COURT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A GRADE II LISTED BARN CONVERSION IN A SECLUDED, GATED COURTYARD SETTING

MANOR FARM COURT, FRODSHAM

£335,000

A Grade II listed barn conversion in an exclusive walled and gated, secluded courtyard setting with spacious, characterful accommodation offering potential for updating.

Manor Farm Court is one of Frodshams' hidden gems. It hides in plain sight, behind a Cheshire brick wall and an ornate gated entrance. Once inside, first time visitors are usually impressed by the feeling of seclusion and privacy and by the collection of beautifully converted barns. Each one displays individual character and appeal and they are arranged around a central green.

This property has been in the same ownership for decades and has been well cared for and freshly decorated. It now needs modernisation and is a blank canvas for the new owners to refurbish in their own style and make it their own.





In terms of layout, it is spacious and light with the accommodation retaining a feeling of rural barn charm. A stable door opens to a large dining room/hall with a cloakroom off. This leads to kitchen offering space for informal dining. A really good size lounge runs front to back with a picture window overlooking the front. Upstairs are three large double bedrooms with high ceilings giving a lofty feel. There are two bathrooms, one being en-suite.

There are two allocated parking spaces and ample visitor spaces plus a bin store and clothes drying area. The neatly kept green is for the use of all residents and creates a great sense of community amongst the occupiers.

LOCATION

Manor Farm Court is in a great location, on the corner of Fluin Lane and Langdale Way. It offers seclusion and privacy whilst being just a short stroll from the centre of Frodsham. There are excellent shopping, recreational and leisure facilities close by including national and independent retail stores, restaurants and bars. There are popular schools for children of all age groups in the area. Frodsham borders open countryside and is only ten minutes by car from Delamere Forest. The road, rail and motorway networks allow daily commuter access to the regions commercial centres. Regular rail services run from Frodsham to Chester, Warrington, Manchester and Liverpool.

TENURE

Freehold.

MANAGEMENT CHARGE

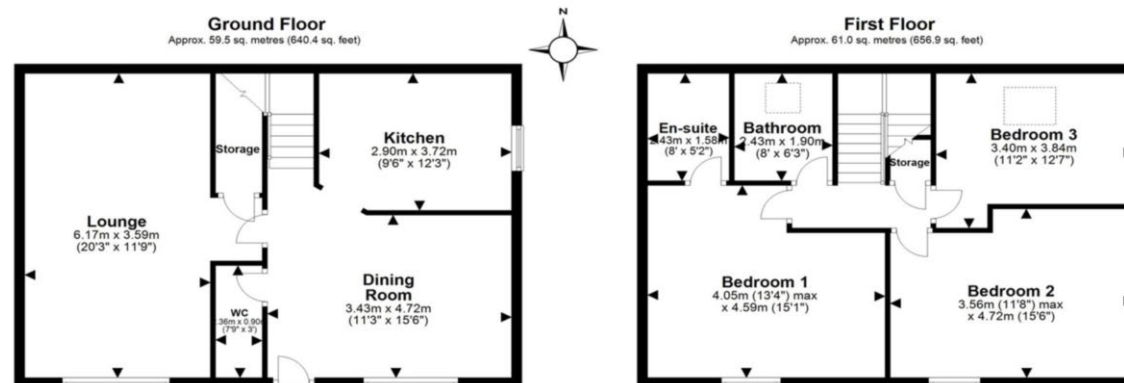
Residents have formed a management company to maintain the gates, courtyard and garden area. A service charge of £35 per month is currently payable.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 120.5 sq. metres (1297.4 sq. feet)

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