



**GASCOIGNE  
HALMAN**

NEW HOUSE FARM, MANLEY LANE, MANLEY,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## NEW HOUSE FARM, MANLEY LANE, MANLEY, FRODSHAM

**Guide Price £850,000**

**A beautifully renovated, refurbished and extended detached farmhouse in a wonderful rural setting with gardens extending to just over a third of an acre, gated entrance and a large detached double garage and workshop.**

New House Farm has been lovingly renovated over recent years creating a warm and welcoming family home with smart, stylish and superbly appointed accommodation.

It has been a back to bare brick process resulting in a home that combines the character and appeal of an traditional farmhouse with high grade fixtures and luxury fittings throughout. The works have included a full electrical re-wire, the installation of a new oil fired heating, (under floor on the ground floor and radiators on the first), three new log burning stoves, new quality internal oak joinery and doors, bespoke window shutters, new kitchen and bathroom fittings and the introduction of enhanced insulation where possible.





## NEW HOUSE FARM

Period Former Farmhouse

Extensively Refurbished and Renovated

Stylish Modern Contemporary Look and Feel

High Quality Fixtures and Fittings

Character and Quality Throughout

Open Plan Ground Floor Design and Layout

Garden Extends to One Third of an Acre

Detached Double Garage and Workshop

Private Landscaped Gardens

Gated Driveway

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The accommodation has been extended, remodelled and enhanced using contemporary design concepts and strong aesthetics. Mellow Cheshire brick walls blend with oak weatherboarding, locally made hardwood double glazed windows finished in Farrow & Ball light grey and a Welsh slate roof to give the house strong visual appeal.

The gated walled entrance opens to a large driveway giving plenty of parking and turning space, leading to a detached Cheshire brick and oak double garage with an attached workshop offering potential for a variety of uses including a home office.

The internal layout is designed for family living - being functional and adaptable. The ground floor has a modern open plan feel offering space and flexibility. At the heart of the home is the large kitchen/dining and sitting room. It has a vaulted ceiling, motorised Velux windows and French doors opening onto the gardens giving a lofty and light feel. There are fitted modern cabinets and quartz worktops and built in appliances. There is a bootility room and cloakroom/WC off the kitchen. The open plan feel continues through to the reception hall that opens to a sitting room with two additional living rooms beyond.

At first floor level, there are three spacious bedrooms and two luxury bathrooms, one being en suite.

Lovely rural views can be enjoyed from almost every room.

The private garden extends to a little over one third of an acre. It is enclosed on all sides by established hedges, fencing and a Cheshire brick wall to the rear. The property is oriented East to West and there are stone patio areas enjoy the morning and afternoon sun. An expanse of lawn to the rear also includes a number of fruit trees including damson, plum, apple and pear.







### LOCATION

Manley is a small rural village surrounded by unspoilt and beautiful Cheshire countryside. There are country walks on the doorstep and Delamere Forest is close by offering walking, cycling and horse riding. Manley Mere Sail Sports and Adventure Trail is also nearby. A good selection of amenities is close at hand with local shopping and other services available in nearby Helsby and Frodsham. The centre of Chester is approximately seven miles away and a rail connection is available from Mouldsworth railway station with services running between Chester and Manchester. For those with children, there are excellent state and private schools all located within a travelling distance of the property. The comprehensive road network enables easy access for the business traveller to the regions commercial centres including Manchester, Liverpool (plus their airports), Crewe and Runcorn Railway Stations all being within easy reach.

### TENURE

Freehold

### SERVICES

Mains water and electricity are connected to the property. Zonal controlled NuHeat Oil fired central heating is installed with under floor to the ground floor and radiators to the first plus a Megaflow Eco System hot water cylinder. Drainage is to a private GRAF one2clean wastewater treatment system, installed in 2018.

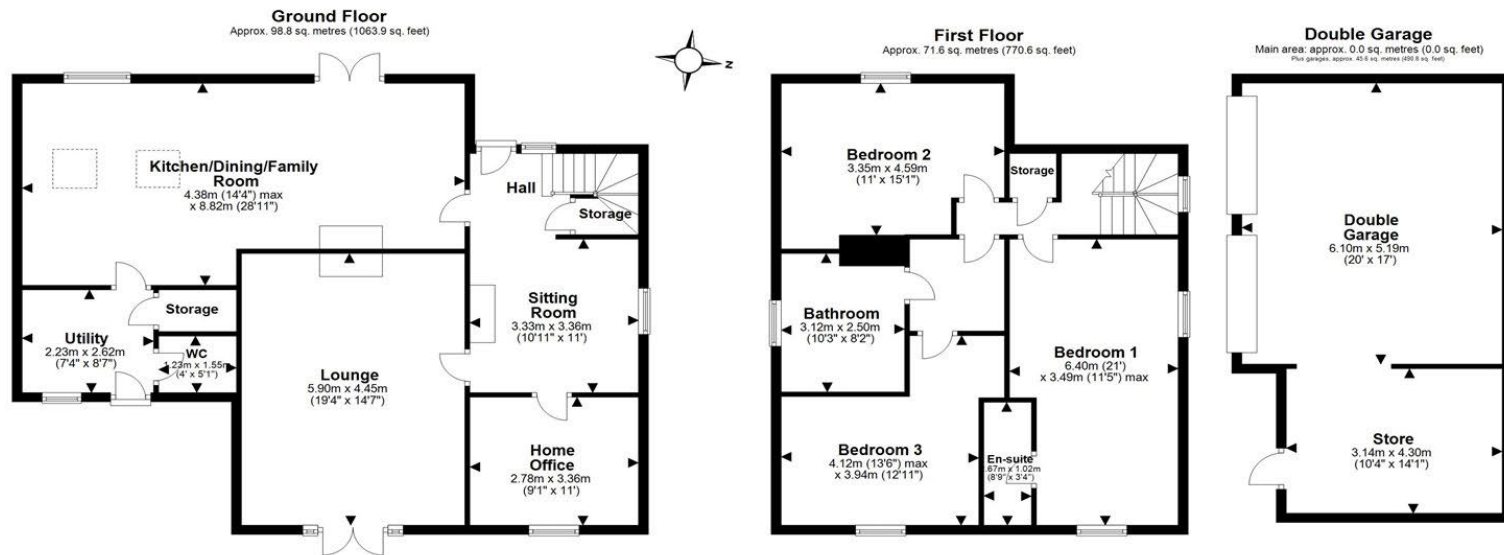
### COUNCIL TAX

Band F. Cheshire West & Chester.

### EPC RATING

Current E





Main area: Approx. 170.4 sq. metres (1834.5 sq. feet)  
Plus garages: approx. 45.6 sq. metres (490.8 sq. feet)

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