



**GASCOIGNE
HALMAN**

SUGAR LANE COTTAGE, SUGAR LANE, MANLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A DETACHED RURAL COTTAGE WITH 0.5 ACRE GARDENS AND A SEPARATE DETACHED ANNEXE

SUGAR LANE COTTAGE, SUGAR LANE, MANLEY, FRODSHAM

£790,000

Set in gardens extending to almost 0.5 acres and enjoying delightful rural views, a detached, sandstone built character cottage offering spacious accommodation with an excellent, versatile detached annexe.



This delightful property has been in the same ownership for over 20 years and has been a perfect family home. It is believed that the house was originally three separate workers cottages, linked to the historic Manley Hall Estate, owned by the family of William Gladstone.

The house has been meticulously maintained and sympathetically adapted over the years and it now provides well planned accommodation well suited to modern family life.



DETACHED SANDSTONE COTTAGE

SUPERB RURAL LOCATION

SECLUDED 0.5 ACRE GARDENS

SEPARATE DETACHED
ANNEXE/STUDIO

FOUR BEDROOMS AND TWO
BATHROOMS

SPACIOUS, VERSATILE LIVING
ACCOMMODATION

SURROUNDED BY OPEN
COUNTRYSIDE

CONVENIENT FOR TRANSPORT LINKS

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There are spacious living rooms providing excellent interconnecting spaces for larger family gatherings with a farmhouse style kitchen with an AGA right at the heart of the house. There are four double bedrooms and a potential fifth bedroom/office plus three bathrooms.

A large detached annexe creates a smart additional living area with potential for a variety of possible uses. It extends to around 49 sq m (525 sq ft) and incorporates a kitchen and bathroom making it ideal for use as ancillary accommodation for a dependent relative or as an income generating airbnb. It can also be used as a home office/studio, home cinema or as a fabulous party room. It has two sets of bi-folding doors opening onto a slate patio area and gardens beyond with sweeping lawn, bordered by established hedges and mature trees. The gardens back onto open greenbelt farmland and enjoy far reaching views.

LOCATION

Manley is a small rural parish surrounded by some of the most beautiful Cheshire countryside. There are country walks on the doorstep and Delamere Forest is close by offering walking, cycling and horse riding. A good selection of amenities are close at hand with local shopping and other services available in nearby Helsby and Frodsham. The centre of Chester is approximately nine 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.

DIRECTIONS

From the centre of Frodsham proceed up Church Street (B5152) and follow onto Red Lane then Vicarage Lane. Turn right onto Manley Road and follow for approximately 3 miles. Upon reaching a T junction, turn onto Manley Road (B5393). Follow up the hill and bear first right, at Manley Village School, onto School Lane. At the end of School Lane, turn right onto Sugar Lane. After almost half a mile, the property will be found on the right hand side.

TENURE

Freehold.

COUNCIL TAX

Band G. Cheshire West & Chester.

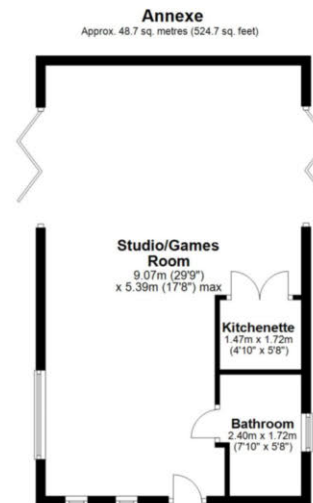
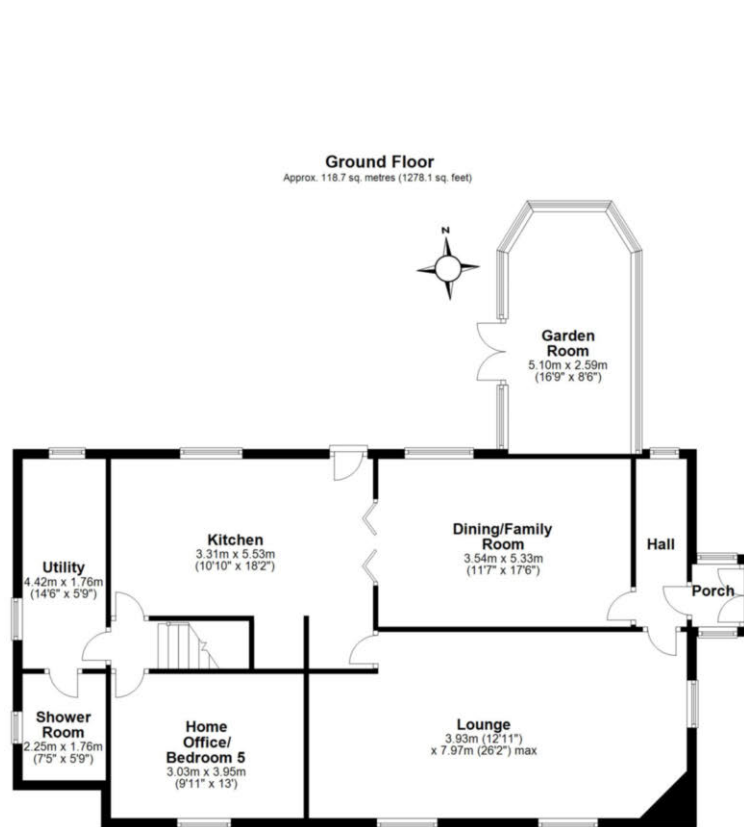
EPC RATING

Current E

SERVICES

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





Total area: approx. 251.9 sq. metres (2711.7 sq. feet)

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