



**GASCOIGNE
HALMAN**

SUGAR LANE, MANLEY, FRODSHAM, A DETACHED SANDSTONE COTTAGE
IN AN IDYLIC RURAL SETTING WITH 0.5 ACRE GARDEN AND DETACHED
ANNEXE

THE AREAS LEADING ESTATE AGENT

SUGAR LANE, MANLEY, FRODSHAM | A DETACHED SANDSTONE COTTAGE IN AN IDYLIC RURAL SETTING WITH 0.5 ACRE GARDEN AND DETACHED ANNEXE



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

SUGAR LANE, MANLEY, FRODSHAM, A DETACHED SANDSTONE COTTAGE IN AN IDYLIC RURAL SETTING WITH 0.5 ACRE GARDEN AND DETACHED ANNEXE

£750,000

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.





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

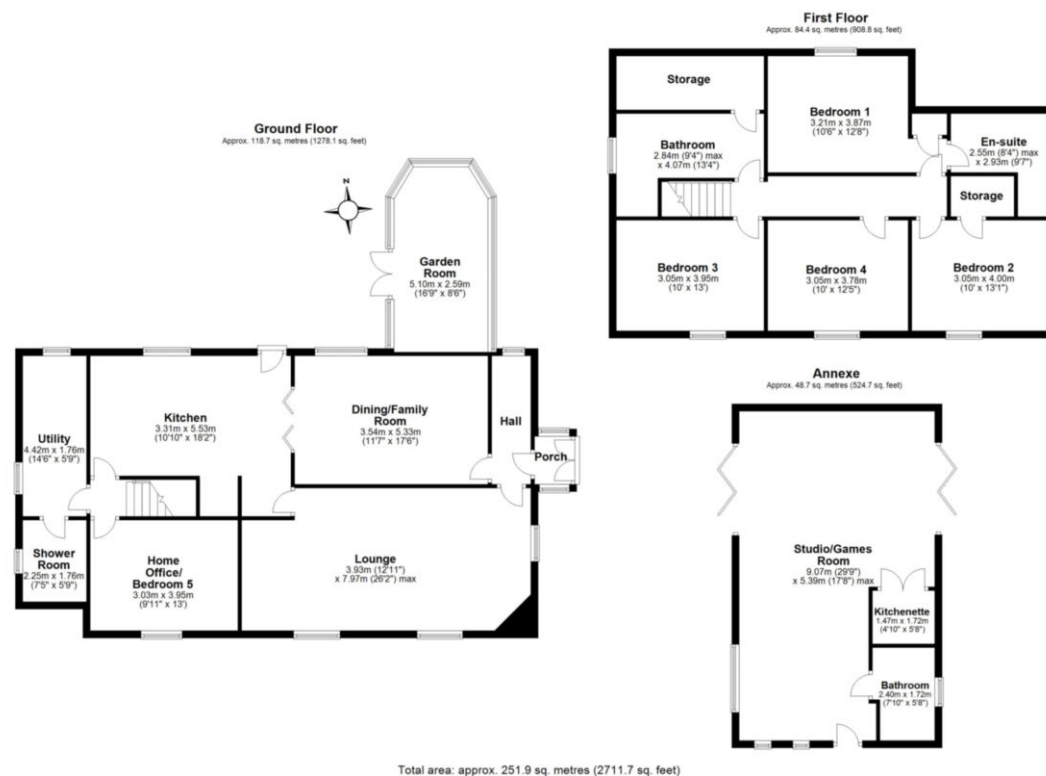
Band G. Cheshire West & Chester.

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.



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.

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