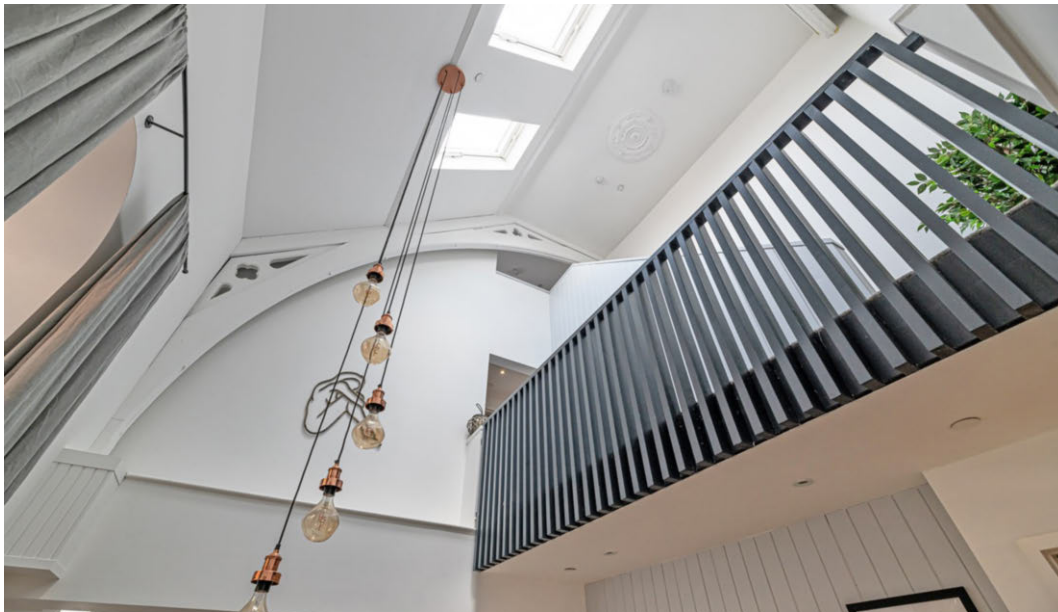




GASCOIGNE HALMAN

1, THE BOURNE, MAIN STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A SMART AND STYLISH, HIGH QUALITY
METHODIST CHAPEL CONVERSION

1, THE BOURNE, MAIN STREET, FRODSHAM

£400,000

A unique, high quality contemporary Methodist Chapel conversion creating a stylish and spacious home just a short stroll from the centre of Frodsham and Castle Park.

The Bourne was designed and developed by multi award winning architects, Ollier Smurthwaite of Manchester. The creative and contemporary conversion was completed in 2014/2015 and awarded a Northern Design Award for quality and style.

The building has been sensitively restored with care to retain the heritage of the building and preserve architectural highlights. There are ornate brickwork details and arched windows plus stunning full height spaces with original decorative timber trusses arching over the central dining room.



The accommodation is arranged over three floors and provides exceptional open plan living on the ground floor plus utility and cloakrooms. The first floor offers two double bedrooms and two bathrooms with the main bedroom having a mezzanine en-suite shower room. There is a further adaptable room on the upper floor ideal for use as an occasional spare bedroom or for for home office use.

Quality workmanship and high end fitments adorn the entire property with quality kitchen cabinets, quartz worktops, oak doors and marble tiling to the bathrooms. Gas fired central heating (under floor to the ground floor) and double glazed windows are fitted plus modern levels of insulation result in a warm, comfortable home.

The Bourne consist of 4 high quality homes each having a courtyard garden to the rear, approached via a side access path. There is secure undercroft parking with each property having one allocated parking space.

LOCATION

The Bourne is situated in the heart of Frodsham, and is a short stroll from a great selection of local shops and services. There is an extensive and diverse selection of independent bars and restaurants including the Michelin Guide listed Restaurant Next Door and multi CAMRA award winning bar, Helter Skelter.

Castle Park, with its restored Victorian Gardens and Manor House is located within 100 yards of The Bourne. The road, railway and motorway networks allow access to many parts of the North West and beyond . Regular direct rail services to Chester, Warrington, Liverpool and Manchester are just a 9 minute walk away and both Liverpool and Manchester airports are within a 25 minute drive.

TENURE & SERVICE CHARGE

The property is leasehold for the residue of an initial 999 year term from January 2014. Ground rent is included within the service charge. The new owner will become a shareholder in the freehold management company.

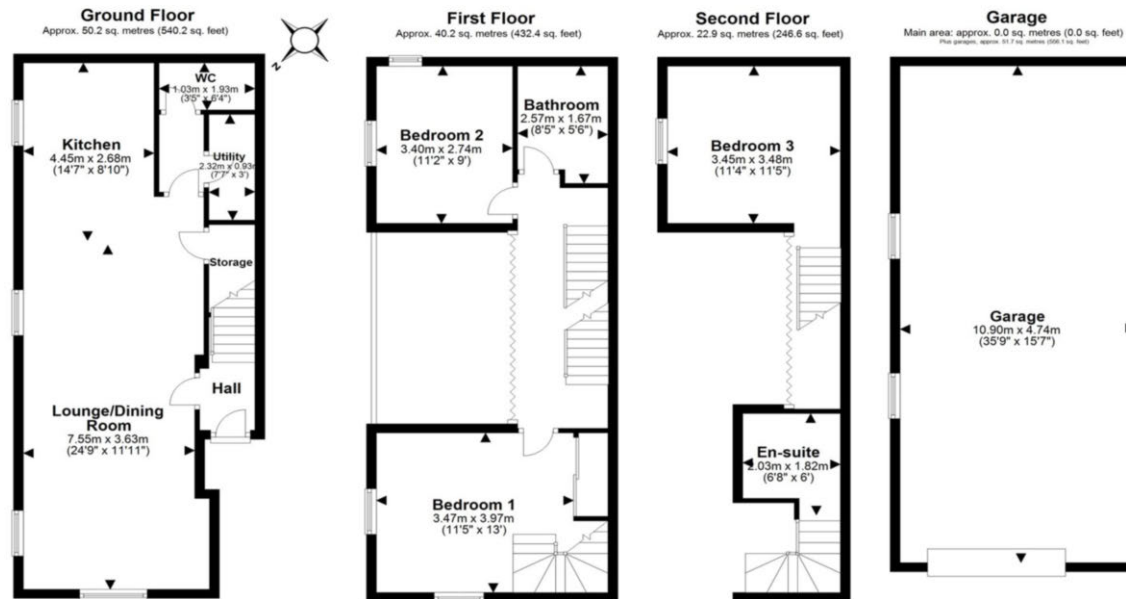
A service of £140 per month is currently payable. This is reviewed annually by the property owners as sole members of the management company. This covers maintenance of the exterior of the building, communal areas, garage and building insurance.

COUNCIL TAX

Band D, Cheshire West & Chester.

EPC RATING

Awaited.



Main area: Approx. 113.3 sq. metres (1219.2 sq. feet)
Plus garages, approx. 51.7 sq. metres (556.1 sq. feet)

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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