



GASCOIGNE HALMAN

HOWEY LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| AN EXCEPTIONAL, BESPOKE DETACHED HOUSE WITH ACCOMMODATION EXTENDING TO OVER 5200 SQ FT AND 1/3 ACRE GARDENS

HOWEY LANE, FRODSHAM

Guide Price £1,600,000

An exceptional, bespoke detached residence with high quality accommodation extending to approx. 5200 sq ft, standing in a secluded 1/3rd of an acre garden in one of the most sought after areas in Frodsham.

The Hollies is a unique and incredible home of superb proportions. It was built in 2015 to an exacting, high quality specification using the best materials and with attention to detail throughout. The distinctive design of the exterior reflects the elegance of the past whilst the internal composition, configuration and layout give the property a contemporary quality and an open plan living format that modern families require.

Set behind automated gates, the wide driveway offers plenty of parking space and leads to a detached double garage.





The Hollies, Frodsham

An Exceptional Family Home

Built in 2015 to Exacting Standards

Accommodation Extends to Over 5200
Sq Ft

Gardens Extending to 1/3rd of an Acre

Top Quality Specification

Secluded Gated Entrance

Double Garage

Elegant Interior

Six Bedrooms, Four Bathrooms

HOWEY LANE, FRODSHAM

The interior is superbly presented and bright and airy throughout. Highlights are numerous but by far and above the most impressive is the open plan kitchen/living and dining area. It measures approximately 40' x 40' and connects seamlessly onto the rear garden through bi-fold doors, has plenty of natural light through two large roof lanterns and provides exceptional family space.

The top quality Nolte kitchen includes a range of high end appliances plus there is a separate utility room. There are two additional separate ground floor reception rooms currently used as a study and a TV/Cinema room.

Two upper floors provide a superb main bedroom suite with dressing room and luxury bathroom. There are five further large double bedrooms and three luxury bathrooms. The top floor of the house also features a wonderful games room/studio which can be used for a variety of alternative uses if required. The property comes with high levels of thermal insulation, under floor heating to the ground floor and an impressive energy rating of B.

The mature, secluded gardens extend to approximately 1/3rd of an acre. Set well back from the road and behind solid wooded automated gates, the house offers a high level of privacy and seclusion whilst not feeling isolated. The aspect at the front is towards the wooded lower slopes of Frodsham Hill. The enclosed rear garden includes a wide patio area with an expanse of lawn beyond plus a secure pedestrian gate allows direct access onto Castle Park.

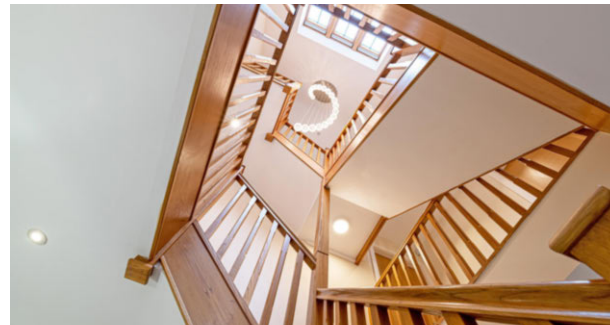






LOCATION

Howey Lane is one of Frodsham's premier residential addresses. The area includes high quality individual houses in a mature well wooded setting between Frodsham Hill and the beautiful restored Victorian gardens of Castle Park. The centre of Frodsham is within walking distance with a good selection of shops, cafes, bars and restaurants. There are excellent recreational facilities in the area and good schools for children of all ages. The road, rail and motorway networks allow access for the business commuter to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance and regular train services run to each of these centres from Frodsham. Liverpool John Lennon and Manchester Airport are both within 30 minutes of the house and trains run from Runcorn to London Euston in under two hours.



TENURE

Freehold

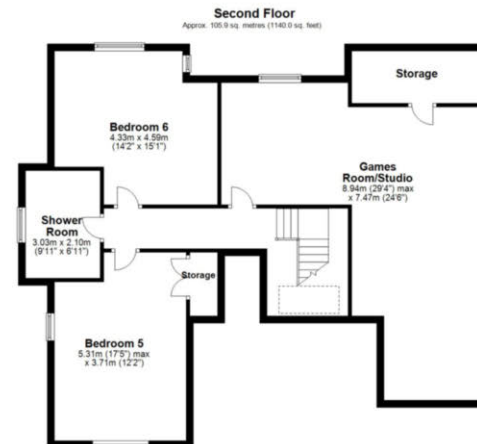
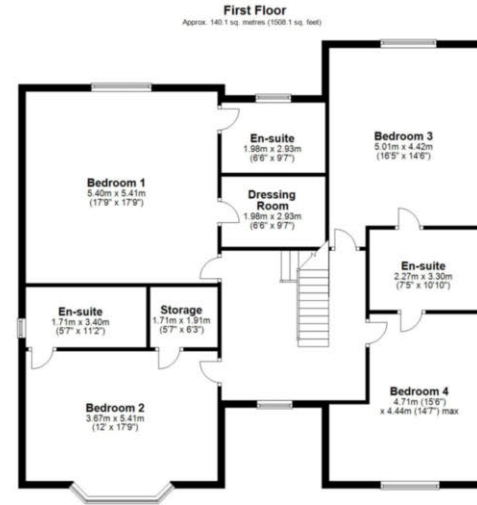
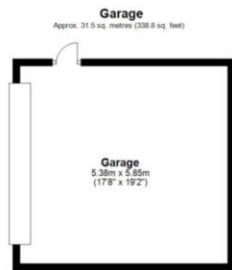
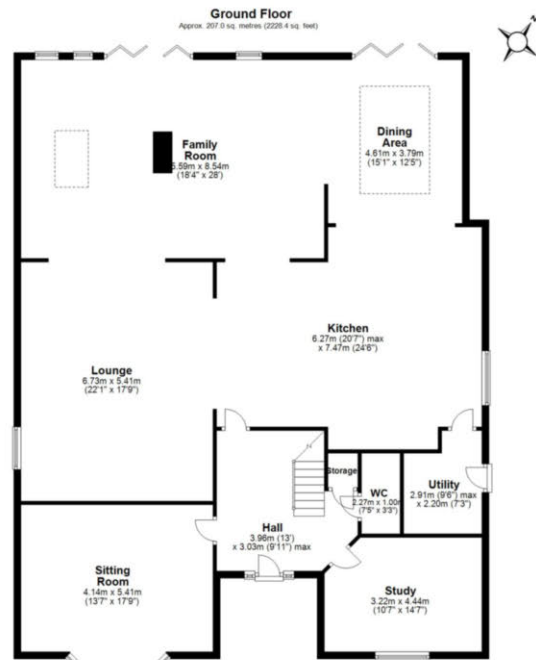
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current B.





Total area: approx. 484.5 sq. metres (5215.3 sq. feet)

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FRODSHAM OFFICE

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