



**GASCOIGNE  
HALMAN**

TILE BARN, HILLFOOT LANE, NEWTON, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## TILE BARN, HILLFOOT LANE, NEWTON, FRODSHAM

**£600,000**

**A character barn conversion in a delightful rural position, on the edge of Frodsham, surrounded by open countryside. This is a unique property with substantial accommodation offering exciting potential for updating and improvement.**

The property forms part of a collection of former farm buildings in a lovely rural setting, just a mile from Kingsley Village and two miles from the centre of Frodsham.

The sale represents a rare buying opportunity with the property having been in the same ownership for around 40 years and it has only changed hands once before. The accommodation is generous, extending to almost 2500 sq ft (232 sq m).

The original barn is thought to be over 150 years old and was converted to a house in the late 1970's by a reputable local builder.

Care was taken to preserve character where possible with the introduction of oak beams, a Cheshire brick fireplace and a unique oak barrel staircase. The property is priced to reflect the need of modernisation. With investment and imagination, this is a potential forever home with some exciting possibilities.



The layout as configured provides a spacious entrance hall with cloakroom, a large living room, dining room and a spacious kitchen/breakfast room. The first floor offers five double bedrooms with flexibility for study/home office use. There are two bathrooms, one en-suite with over bath shower the other is a spacious family bathroom with modern suite and a large shower. The property has oil fired central heating although a new boiler is required. Double glazed windows are fitted. Drainage is to a septic tank and this is being upgraded to current standards in July 2024.

There is a private, gated entrance to the driveway with ample parking space plus an additional area of land with a carport located separately to the house, within the courtyard to the side.

The total plot extends to almost a third of an acre with a well established garden extending to the rear.

It is extensively stocked with shrubs and trees and has a an area of lawn. There are various seating/vantage points plus a summer house from where far reaching rural views can be enjoyed.

#### **LOCATION**

Tile Barn is one of 6 homes, all previously part of a working farm. Each of the properties is unique, retaining individual character and rural charm.

In terms of location, it's hard to imagine a better one! Surrounded by open farmland and countryside, the setting offers privacy and seclusion without isolation.

Kingsley village is just over a mile away with a Co-Op store and Post Office, dispensing chemists, two primary schools, a village pub and three churches. There is an active community centre, a cricket club and many youth group activities. Frodsham is just 2 miles away and is a thriving market town. There are a number cafe's, bars and restaurants and a wide selection of shops. An historic street market is held each Thursday and an artisan market on the last Saturday of each month.

The area is surrounded by open countryside and Delamere Forest is within walking distance. There are opportunities for walking, cycling and horse riding on the doorstep.

The road, rail and motorway networks allow access to many parts of the North West and North Wales. Chester, Warrington, Liverpool and Manchester are all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than 2 hours. Liverpool John Lennon and Manchester International Airports are both within easy reach.

#### **TENURE**

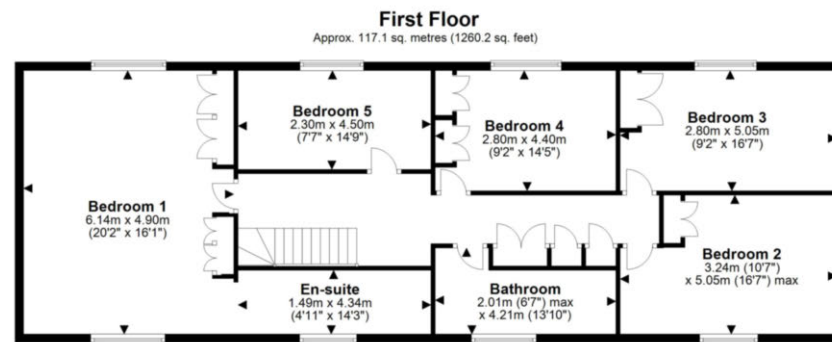
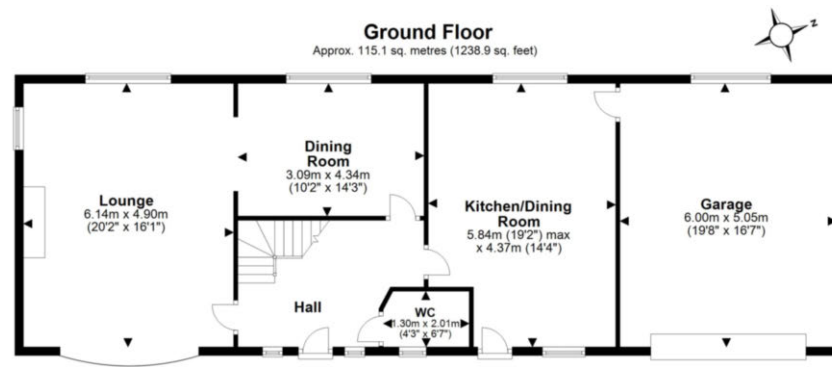
Freehold.

#### **COUNCIL TAX**

Band G. Cheshire West & Chester.

#### **EPC RATING**

Current F



Total area: approx. 232.2 sq. metres (2499.1 sq. feet)

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