



**GASCOIGNE  
HALMAN**

CASTLEHILL FARM BARN, KINGSLEY

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THE AREAS LEADING ESTATE AGENT



| A UNIQUE SANDSTONE AND CHESHIRE BRICK BARN WITH LARGE GARDEN AND RURAL VIEW

## CASTLEHILL FARM BARN, KINGSLEY

**£375,000**

**A unique sandstone and Cheshire brick character barn conversion in a superb rural location close to Delamere Forest, with large garden, far reaching countryside views and a wealth of character and period features.**

The layout of the property has been designed to gain maximum benefit from the stunning rural views with the living accommodation on the first floor, which also benefits from high ceilings and excellent natural lighting.

The bright, tastefully decorated accommodation includes, on the ground floor, a spacious entrance hall, three good sized bedrooms and two bathrooms, one being en-suite.





The generous first floor landing has space for use as a home office or study. The large dual aspect lounge/dining room has a high ceiling and exposed timbers and feature fireplace. The kitchen/breakfast room is fitted with storage units and has views towards Delamere Forest. The property has double glazed windows and a gas fired central heating system is installed.

The property is approached via an electrically operated gated entrance and a gravel driveway over which the neighbouring property also has access.

There is ample parking space for a number of vehicles and a brick built garage. A large, private, enclosed garden lies beyond the parking area to the front. There is a large area laid to lawn with well stocked borders, mature shrubs and trees plus a summer house from where panoramic views across Cheshire are enjoyed. There is also a useful timber workshop with light and power.

#### LOCATION

Kingswood is a quiet semi-rural location on the edge of Delamere Forest. Both Kingsley and Frodsham are nearby with Kingsley having a modern Co-op village store, post office, hair and beauty salons and a pharmacy. There are two well-regarded primary schools, a church, Methodist chapels, the popular Red Bull pub which hosts village events, a village institute with tennis and crown green bowls and a thriving cricket club and community centre which hosts both amateur and professional theatrical performances.

Frodsham is a popular market town, with a wide variety of shops, restaurants, a post office, doctors, dentist surgeries and long established schools such as Helsby High School. Leisure attractions include several golf courses and there is walking in Delamere Forest, Castle Park, Manley Mere and the Sandstone Trail.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive road and motorway networks including the M53 and M56 motorways. Travel to London from Runcorn railway station is less than two hours away. Frodsham railway station is 3.5 miles away and has direct trains to Liverpool, Chester, Warrington and Manchester.

International airports are at Manchester (24 miles) and Liverpool (16 miles).

#### TENURE

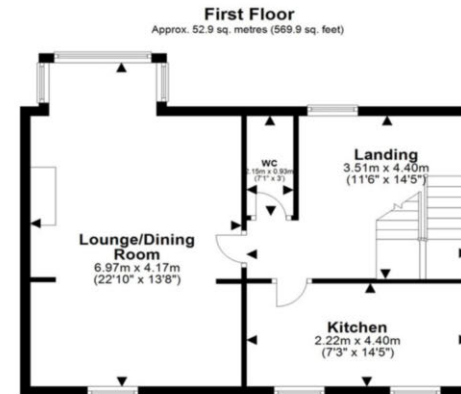
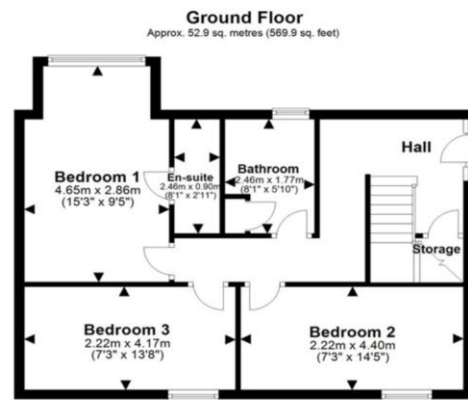
Freehold

#### COUNCIL TAX

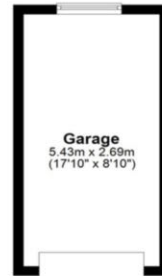
Band E. Cheshire West & Chester.

#### EPC RATING

Awaited.



**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 14.6 sq. metres (157.2 sq. feet)



**Workshop**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus workshop, approx. 8.3 sq. metres (89.6 sq. feet)



**Main area: Approx. 105.9 sq. metres (1139.8 sq. feet)**  
Plus garages, approx. 14.6 sq. metres (157.2 sq. feet)  
Plus workshop, approx. 8.3 sq. metres (89.6 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.

## FRODSHAM OFFICE

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