



**GASCOIGNE
HALMAN**

HOWEY LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A UNIQUE AND EXCEPTIONAL DETACHED HOUSE WITH SELF CONTAINED ANNEXE

HOWEY LANE, FRODSHAM

£1,495,000

A unique and exceptional contemporary residence built in 2019 to an exacting standard, offering accommodation extending to over 4700 sq ft, a self contained annexe, double garage and a secluded 0.8 acre gardens.

Comment From Andrew Hayes of Gascoigne Halman

Cloudside is a striking and imposing family home with a contemporary crisp design, a smart render finish and unfussy lines. It was designed and constructed without compromise, with modern day living integrated into every aspect together with high levels of thermal insulation, high performance double glazing, zoned gas underfloor heating and MVHR (heat recovery) system resulting in an EPC rating of B.

It is a home ideally suited to family occupation with impressive, flexible space. The main house extends to over 3700 sq ft, (343 sq m) with the self contained annexe offering an extra 918 sq ft (85 sq m) plus a large double garage.



CLOUDSIDE

A Unique Contemporary Home built in 2019

Superb Accommodation over 4700 sq ft

0.8 Acre Secluded Gardens

House plus Separate Annexe

Bespoke High Quality Interior

Smart, Stylish Internal Fittings

High Levels of Thermal Insulation

Premier Residential Area

Backing onto Frodsham Hill

Within Walking Distance of Town Centre

HOWEY LANE, FRODSHAM

For a home of such impressive proportions, it has a warm, inviting feel. Natural materials including oak and satin walnut blend with a palette of soft neutral tones with splashes of vibrant colour creating a sophisticated but homely environment.

The layout flows and provides connected open plan space for large gatherings and separate living rooms for privacy and flexibility. The focal point of the house is the incredible full height open plan reception area. A large glazed entrance door opens to a galleried atrium with curved oak and glass staircase leading to a cantilevered landing. Natural light fills this part of the house radiating through to the kitchen/dining/living room which is perfect for social family living.

The kitchen was designed and installed by Wilson Fink with smart bespoke cabinets by Nobilia and a range of Miele built in appliances including multiple ovens, refrigerator, dishwasher and a coffee machine. There is a sociable central island with space for four. The kitchen/dining room opens to a superb living area with a high vaulted ceiling, Velux windows, log burning stove and bi-folding doors connecting seamlessly to the gardens.

Two further reception rooms provide spaces for formal and informal entertaining. The lounge is set a half level below the rest of the house but this use of the sloping site gives the room the great scale and height. Wide bi folding doors and windows allow views and access to the gardens and plenty of natural light. A further living room is used as a TV/Cinema room. In addition, there is a study, utility/boot room and a cloakroom/WC. The layout has also been designed to accommodate a lift in the future should the need arise.

The layout of the first floor has the main bedroom positioned on one side of the house for privacy. It is a peaceful sanctuary incorporating a large bedroom, walk in fitted dressing room and a sumptuous en-suite bathroom complete with a tiled shower/steam room. The second bedroom suite also features a dressing room and luxury en-suite bathroom with two remaining double bedrooms having access to a further bathroom. A useful laundry/utility area is located off the landing.

Set beneath the house with external access only is a large plant/store room. There are two gas fired boilers supplying under floor heating and hot water in addition to a MVHR heat recovery system.

The Annexe.

A self contained annexe adjoins the main house a provides scope for multi generational occupation, guest or extended family accommodation use for home workers. The accommodation has been refurbished throughout and features an entrance hall, living room, kitchen and a ground floor bedroom with en-suite shower room. The first floor offers a further double bedroom with dressing area and en-suite shower room. The annexe has its own, independent electric central heating system and is in council tax band A.







The use of glass throughout the house draws in light but also makes the house feel part of the surrounding 0.8 acre garden. Sitting centrally to the plot, the gardens envelop the house and provide spaces for entertaining, leisure and purpose.

The house stands slightly elevated from Howey Lane, well screened and set behind a sandstone pillared, automated gated entrance. The wide driveway offers plenty of parking space, has an EV charging point and leads to a substantial double garage.

A large slate terrace runs to the South West side, an ideal space for al fresco dining and entertaining. An expanse of lawn extends beyond with the woodland backdrop of Frodsham Hill. A landscaped Mediterranean garden has been created to the side and this also has a separate gated entrance to provide additional parking if needed. There is a private patio area at the rear with space for barbecues and currently home to a hot tub.

LOCATION

Howey Lane is an address synonymous with some of the finest homes in the area. The area consists of high quality individual houses set 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. An historic street market is held each Thursday and an artisan market now held monthly. 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

The property is Leasehold for the residue of an initial 999 year term from 1881. Fixed ground rent of £19 per year is payable.

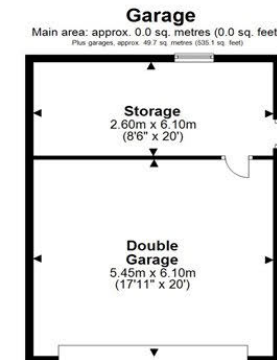
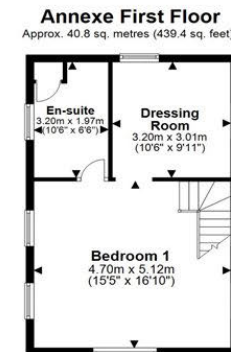
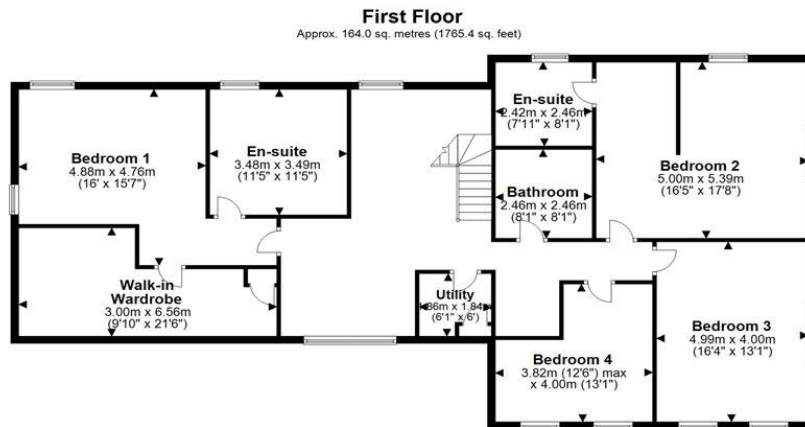
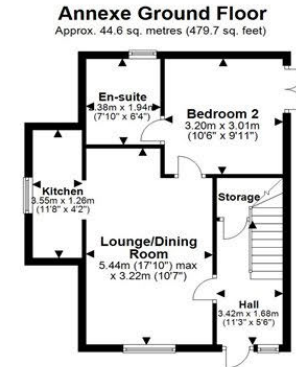
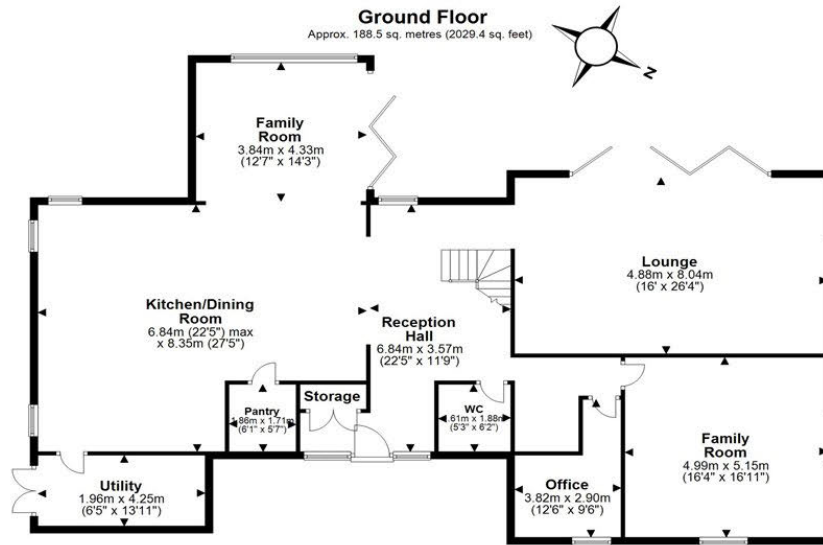
COUNCIL TAX

Main House - Band G.
Annexe - Band A
Cheshire West & Chester

EPC RATING

Main House - B
Annexe - E





Main area: Approx. 437.9 sq. metres (4714.0 sq. feet)
Plus garages: approx. 49.7 sq. metres (535.1 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.



FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**