



**GASCOIGNE
HALMAN**

YOUDDS COTTAGE, OLD CHESTER ROAD, HELSBY

THE AREAS LEADING ESTATE AGENT



YOUDS COTTAGE, OLD CHESTER ROAD, HELSBY

£675,000

A detached character cottage, thought to be well over 200 years old, offering superbly presented, spacious and versatile family accommodation with large rear garden, in a sought after area of Helsby, convenient for local schools.

The property is packed with period character features and has a layout that is both versatile and spacious.

It has been a great family home for the past 18 years during which time the owners have continued to invest in the house. Works have been completed to maintain and improve the fabric of the building including new rendering, an extension has been added to the rear and internal layout modifications have also been carried out. The result is a home retaining warm cottage character and charm with an accommodation layout that is ideal for modern family living.

At ground floor level, the room layout has, at its heart, an open plan kitchen/dining room. This is a space for social family life with a range of custom built hand painted units with oak worktops. There are three further separate ground floor living rooms - a cozy lounge, study and a larger living room - giving privacy and flexibility. There is also ground floor bedroom, bathroom, rear hall and utility room. This creates scope for the easy creation of an annexe suited to multi-generational living or for extended family occupation.





YOUDS COTTAGE

Character Detached Period Cottage

Spacious and Versatile Accommodation

Sought After Residential Area

Large Private Rear Garden

Scope for Annexe

Packed with Period Features

Extended and Extensively Improved

Four/Five Bedrooms and Two
Bathrooms

Large Open Plan Kitchen/Diner/Living
Room

Close to Helsby Hill and Popular
Schools

YOUNDS COTTAGE | OLD CHESTER ROAD, HELSBY

The first floor can be approached from two separate staircases. A spiral staircase gives access to the main bedroom making this a private space featuring a lofty high vaulted ceiling. A door connects to one of the other bedrooms making this ideal for use as a nursery or dressing room. This then leads to two further bedrooms one having a useful mezzanine area. The family bathroom is superb and has a Victorian style suite with roll top bath and separate shower.

There are double glazed windows and a gas fired central heating system is installed.

Mature gardens frame the house to the front whilst a large rear garden is an excellent space for leisure and pleasure. An enormous paved terrace immediately to the rear of the house provides space for outdoor dining and entertaining in all weathers featuring a covered pergola and a gin bar. There is a large lawn and garden shed plus plenty of parking space.

LOCATION

The cottage is situated within a popular area of Helsby, close to Helsby Hill, open countryside and within a short walk of both Hillside Primary School and Helsby High School. Access to open countryside is on the doorstep with walking on Helsby Hill and The Sandstone Trail. Helsby has a selection of local shops and a large Tesco supermarket whilst Frodsham is a short car or bus ride away. The road, rail and motorway networks







allow daily commuter access to the regions commercial centres.

TENURE

Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

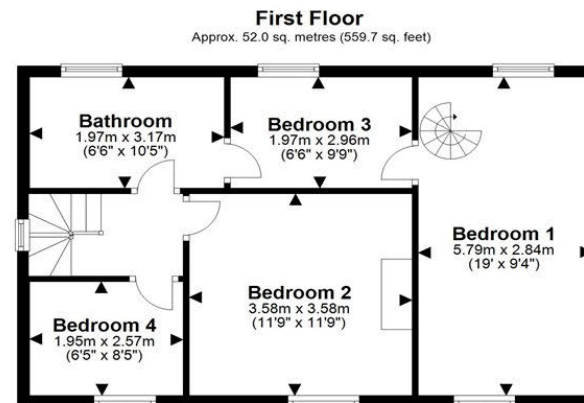
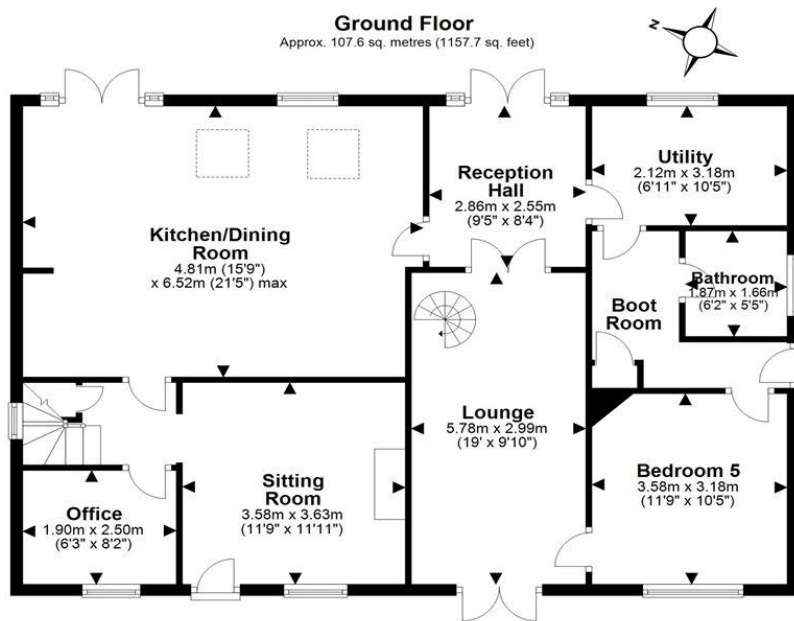
SERVICES AND MATERIAL PROPERTY INFORMATION

All mains services are connected. Gas fired central heating is installed. The driveway is shared with a neighbouring property.

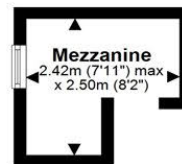
EPC RATING

Awaited.





Above Bedroom 4
Approx. 4.8 sq. metres (51.2 sq. feet)



Total area: approx. 164.3 sq. metres (1768.6 sq. feet)

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