



**GASCOIGNE  
HALMAN**

BEECH HOUSE, ASTON LANE, ASTON, WA7 3BZ

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THE AREAS LEADING ESTATE AGENT



## BEECH HOUSE, ASTON LANE, ASTON, WA7 3BZ

**£550,000**

**In a tranquil rural setting, set in a large, private plot extending to 0.6 acre, this detached period property offers significant potential for modernisation and further enhancement.**

A hugely appealing and distinctive character property offering exciting potential for updating and improvement. It offers sound fundamentals with spacious rooms and plenty of flexibility plus superb gardens extending to just over 0.6 of an acre.

The property is thought to be over 150 years old and has attractive mellow brick walls on a sandstone plinth. It has links to the historic Aston Estate, a working agricultural estate dating back over 400 years.





The house has mellow brick walls on a sandstone plinth and is oriented so that it overlooks the mature, private West facing gardens. The accommodation extends to over 2100 sq ft (198 sq m) and as currently configured, it has three separate living rooms, a large open plan kitchen/breakfast room, three double bedrooms and two bathrooms. There is lots of storage with a utility room, store/boiler room and a pantry. The property has oil fired central heating and drainage is to a private septic tank.

Outside, there is a double garage, carport and ample parking for multiple vehicles. The setting is secluded yet not isolated. It is approached over a private drive, shared with three other nearby homes, giving a sense of community.

### LOCATION

Aston is a small rural parish and with a rich agricultural heritage, linked to the Aston Estate, a working country estate with a history dating back to the 1500's. The property enjoys a sheltered and secluded position and is surrounded by open fields. There are some lovely country walks on the doorstep, including along the banks of The River Weaver. There is a popular primary school in Aston and an historic Grade I Listed village Church. Frodsham is approximately 10 minutes away by car with a good selection of shops and other local facilities including cafes and bars and restaurants. The road, rail and motorway networks allow access to many parts of the North west with Chester, Warrington, Liverpool and Manchester all within daily commuting distance. Liverpool John Lennon and Manchester Airports are within a 45 minute drive. Trains run from Runcorn to London Euston with journey times of around 2 hours.

### TENURE

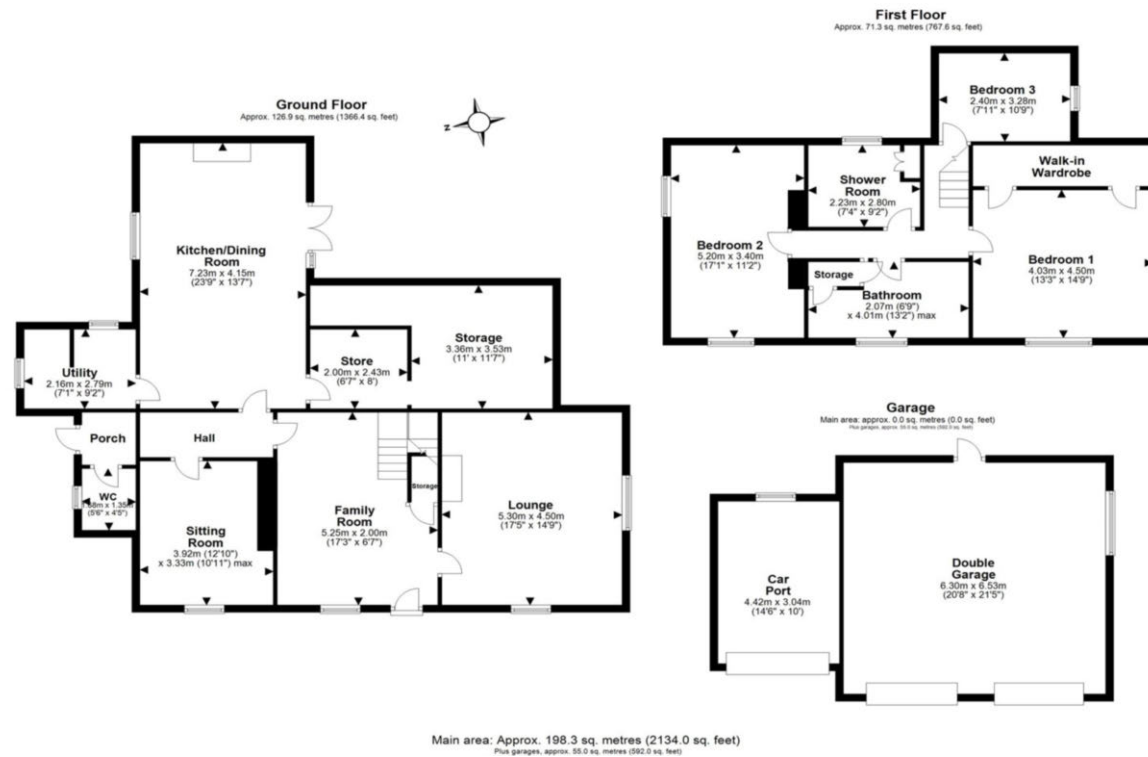
The property is Freehold.

### COUNCIL TAX

Band F. Cheshire West & Cheshire.

### EPC RATING

Awaited.



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## FRODSHAM OFFICE

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