



**GASCOIGNE
HALMAN**

HOLLAND COTTAGE, TOP ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HOLLAND COTTAGE, TOP ROAD, FRODSHAM

£450,000

A unique cottage offering spacious accommodation, packed with character features throughout and with a secluded garden, panoramic views and in a superb position on the edge of Frodsham.

Holland Cottage has a homely feel from the minute you pull up outside and once inside, a warm welcome awaits. The lovely cottage exterior opens to reveal great internal space that has been enhanced, improved and extended by the present owners who, along with their family, have thoroughly enjoyed living here for over 20 years.

Retaining cottage character throughout, the rooms are spacious and the layout versatile so can be adapted to suit buyers needs.

There are two separate living rooms and a third that is currently in use as a fourth bedroom supported by a ground floor shower room, but is ideal for home working or as a further sitting room.





The kitchen/dining room is impressive with a part vaulted ceiling, Velux windows and wide double doors allowing natural light to flood in but also connecting to an area of decking with superb views beyond. The first floor offer three further double bedrooms and a family bathroom. Double glazed windows are fitted throughout and gas fired central heating is installed.

There is a large useful storage shed to the side and plenty of off road parking. The good sized rear garden is mature and private and enjoys superb open views over farmland, The Weaver Valley and beyond to The Peak District.

LOCATION

The house is nestled on a quiet lane surrounded by open countryside in the sought after Five Crosses area of Frodsham. The location could hardly be better as it gives the feeling of rural life yet it is just over a mile from the centre of Frodsham. There is a mix of cafes, bars, restaurants, independent shops and national retailers with a historic street market held each Thursday and a monthly artisan market. Frodsham also enjoys excellent road, rail and motorway links to the main centres of the North West and beyond with Liverpool, Manchester, Chester and Warrington all within daily travelling distance.

TENURE

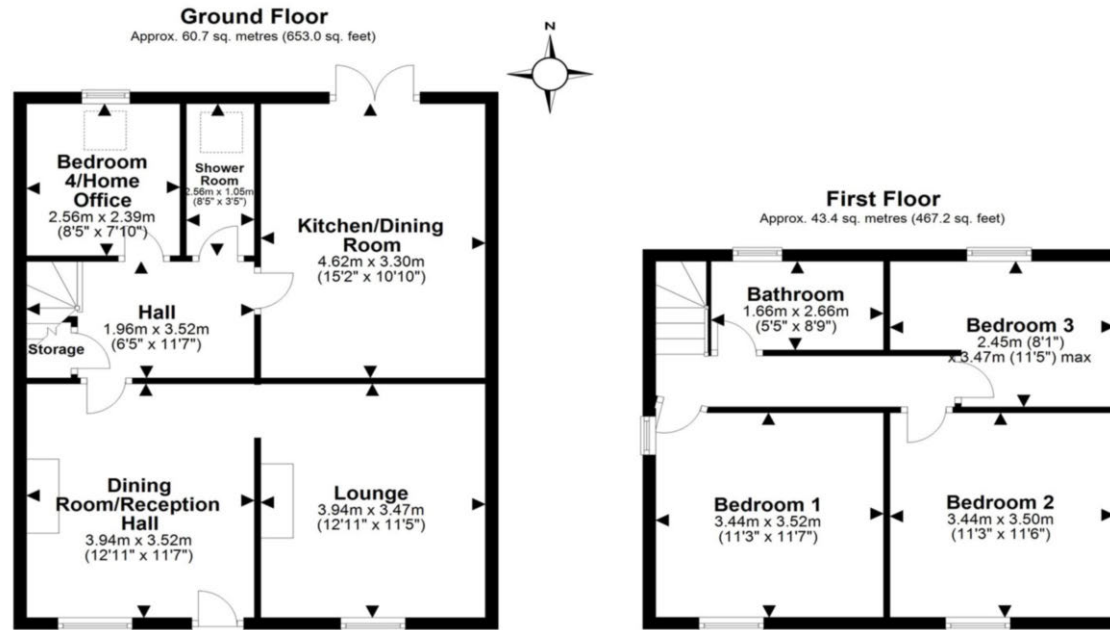
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

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FRODSHAM OFFICE

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