



**GASCOIGNE
HALMAN**

THE OLD COACH HOUSE, OFF MANLEY ROAD,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



THE OLD COACH HOUSE, OFF MANLEY ROAD, FRODSHAM

£665,000

A stunning, unique and captivating home in a remarkable setting, set in just over an acre of woodland gardens, offering privacy and seclusion with beautiful rural views, just over a mile from the centre of Frodsham.

The Old Coach House is a fabulous property with many unique features, set in one of the most desirable parts of Frodsham.

Approached over a long private driveway, the property discreetly nestles into its mature woodland surroundings, with private, fully enclosed gardens extending to 1.119 acres. The views are spectacular. To the front, an elevated aspect gives uninterrupted rural views to Frodsham Caves and beyond, over farmland, The Weaver Valley and Cheshire Plain to The Pennines.





THE OLD COACH HOUSE

A Home Of Unique Character and Style

Superb Setting with Open Rural Views

Private, Mature Gardens Extend to 1.119 Acres

Extensively Refurbished and Re-Modelled Accommodation

Flexible and Adaptable Layout

Three Double Bedrooms and Three Bathrooms

High Quality Fittings Throughout

Separate Home Office/Studio

Just Over A Mile From Centre of Frodsham



THE OLD COACH HOUSE | OFF MANLEY ROAD, FRODSHAM

The property has been superbly renovated and extended with the present owners undertaking extensive works, an extension and high quality improvements transforming every aspect of the home.

It does however retain a sense of the character associated with it's origins as the coach house of a nearby mansion yet it offers a modern layout, stylish, high quality fittings and tasteful decor.

The layout is spacious and adaptable. It extends in total to almost 1750 sq ft (162 sq m) with options making it suitable for couples and families, home workers and those with the mobility requirements needing a ground floor bedroom suite.

There are two separate reception rooms with doors opening onto the front courtyard, ideal for larger social gatherings. The kitchen/dining room is fitted with a range of custom built solid wood cabinets with granite worktops over. There is an electric AGA plus a built in dishwasher, two built in fridges and freezers. A separate utility room has space for laundry appliances and there is also a cloakroom/WC. A double bedroom is situated to the rear of the ground floor with a large luxuriously fitted wetroom.

The first floor offers a sumptuous main bedroom with large dressing room/ensuite shower room with luxury fittings. There is a further double bedroom and a separate bathroom with a bath and large walk in shower. There are double glazed windows and doors throughout with heating provided by a combination of electric heaters and solid fuel via the multi fuel stove.

The gardens extend in total to 1.119 acres. The long driveway approach is shared with two neighbouring homes and leads to a driveway with parking for multiple vehicles. There is a gated courtyard area to the front doubling up as a wide terrace to enjoy the views and for summer outdoor entertaining. The large rear garden is fully enclosed and has been made dog proof. It has an expanse of lawn with a natural wooded area banking to the left. A fenced off area to the right







contains two large sheds/workshop. There are numerous footpaths on the doorstep with countryside walks on Frodsham Hill, the old golf course and The Sandstone Trail.

LOCATION

The house is adjacent to open countryside yet is just over a mile from the centre of Frodsham. The setting offers peace and tranquillity whilst being within easy reach of many local facilities. The centre of Frodsham offers a selection of shops, cafes and bars and there are excellent recreational facilities in the area. Reputable schools for children of all ages are available locally. The road, rail and motorway networks allow access many parts of the North West with Chester, Warrington Liverpool and Manchester all within daily commuting distance. Trains from Runcorn reach London Euston in around 2 hours. Liverpool John Lennon and Manchester International airport are both around 30 minutes drive away.

TENURE

Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

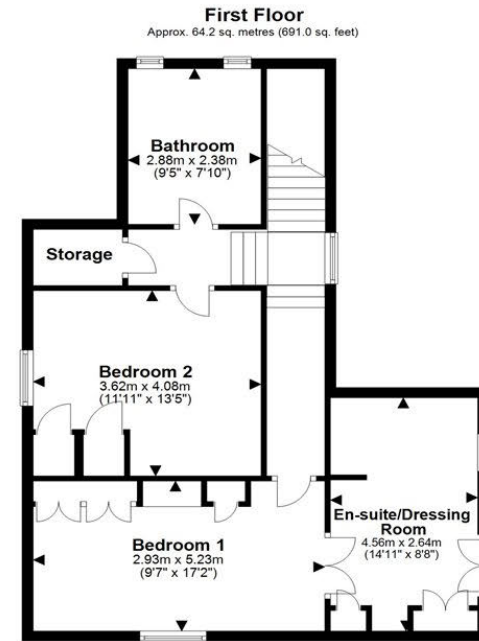
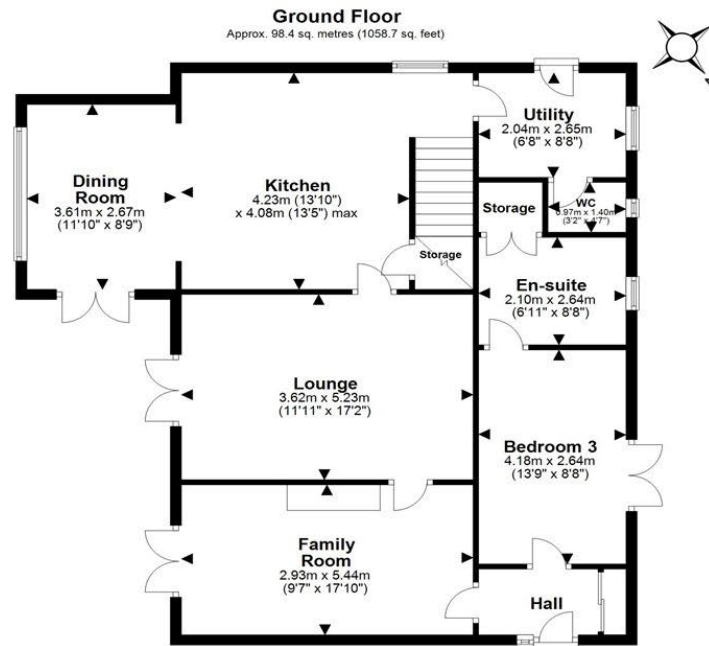
EPC RATING

Current E.

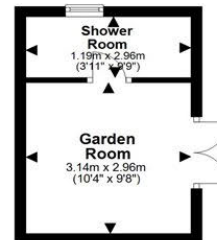
SERVICES

Mains water and electricity are connected. Drainage is to a septic tank. Heating and hot water is a combination of solar, electric and solid fuel. No mains gas.





Garden Room
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garden room, approx. 13.1 sq. metres (141.1 sq. feet)



Main area: Approx. 162.5 sq. metres (1749.6 sq. feet)
Plus garden room, approx. 13.1 sq. metres (141.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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