



**GASCOIGNE
HALMAN**

NEWTON BANK HOUSE, HILLFOOT LANE, NEWTON,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



NEWTON BANK HOUSE, HILLFOOT LANE, NEWTON, FRODSHAM

£750,000

A hugely appealing former farmhouse offering substantial, adaptable family accommodation extending to over 4000 sq ft (371 sq m), set in large private gardens, in a superb rural setting.

This is a home of superb quality packed with character and unique in terms of style and configuration.

It was originally a farmhouse and now forms part of a small collection of homes created by the skilful conversion of the old farm buildings.

The property has been meticulously maintained offers accommodation that is impressive in size and quality. It is arranged over three floors and can be configured to suit a wide variety of individual buyer needs including larger and extended families, space for dependent relatives and home workers.





NEWTON BANK HOUSE

A Unique and Impressive Family Home

Extensive, Adaptable Accommodation

Extends to Over 4000 sq ft (381 sq m)

Beautifully Presented Throughout

Arranged over Three Floors

Six Double Bedrooms and Four
Bathrooms

Large 0.2 Acre South West Facing Rear
Garden

Open Rural Views

Unique Sandstone Summerhouse

Double Garage with Loft Storage Above

Approx.1 Mile from Kingsley

NEWTON BANK HOUSE | HILLFOOT LANE, NEWTON, FRODSHAM

There are four spacious living rooms on the ground floor with the real highlight being the large open plan kitchen that connects to a superb garden room. This is a great space for family living and entertaining but also an area to connect the house to the wonderful garden. The kitchen is fitted with quality cabinets, granite worktops and built in appliances. There is a separate utility room and cloakroom/WC.

On the two upper floors, there are six double bedrooms and four bathrooms, two of which are en-suite. The large main bedroom is on the top floor with a high vaulted ceiling, panoramic views, excellent built-in storage, a stunning en-suite bathroom and a dressing room adjacent. There is a further en-suite double bedroom on the second floor, ideal for guests. Gas fired central heating is installed and double glazed windows are fitted throughout.

The rear garden extends to approximately 0.2 of an acre and enjoys a sunny South Westerly aspect. There is a wide patio immediately to the rear with an expanse of lawn beyond that extends to the left, adjoining open greenbelt farmland. A beautiful, custom built sandstone summer house provides a covered entertaining area with sandstone open fireplace.

The property is approached via a communal courtyard shared with just two other homes. There is ample driveway parking and a substantial double garage with a large loft storage area above.

LOCATION

The setting offers privacy and seclusion and combines the appeal of a rural lifestyle yet without feeling isolated.

It is a superb location, surrounded by open farmland and countryside, with some lovely walks on the doorstep and Delamere Forest within minutes.







Kingsley village is just over a mile away with a Co-Op store and Post Office, dispensing chemists, two primary schools, a village pub and three churches. There is an active community centre, a cricket club and many youth group activities. Frodsham is just 2 miles away and is a thriving market town. There are a number cafe's, bars and restaurants and a wide selection of shops. An historic street market is held each Thursday and an artisan market on the last Saturday of each month.

The area is surrounded by open countryside with opportunities for walking, cycling and horse riding on the doorstep.

The road, rail and motorway networks allow access to many parts of the North West and North Wales. Chester, Warrington, Liverpool and Manchester all within daily travelling distance. Trains run from Runcorn to London Euston with journey times of less than 2 hours. Liverpool John Lennon and Manchester International Airports are both within easy reach.



TENURE

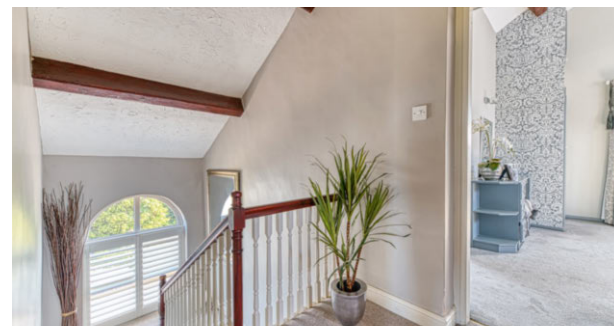
Freehold

COUNCIL TAX

Band G. Cheshire West & Chester.

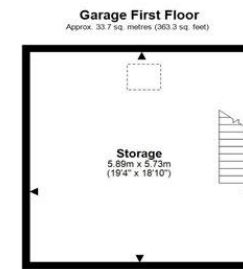
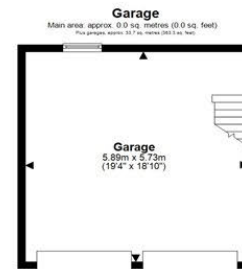
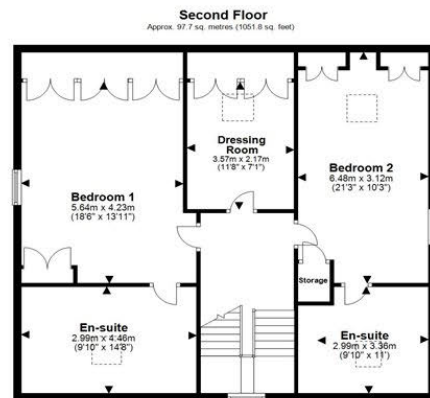
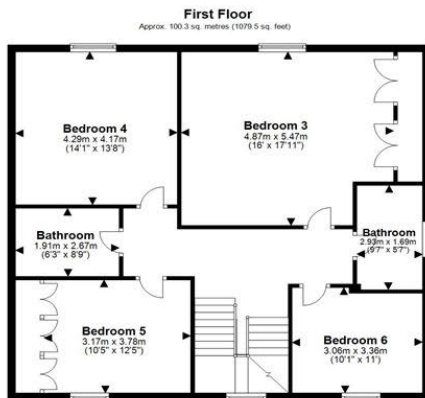
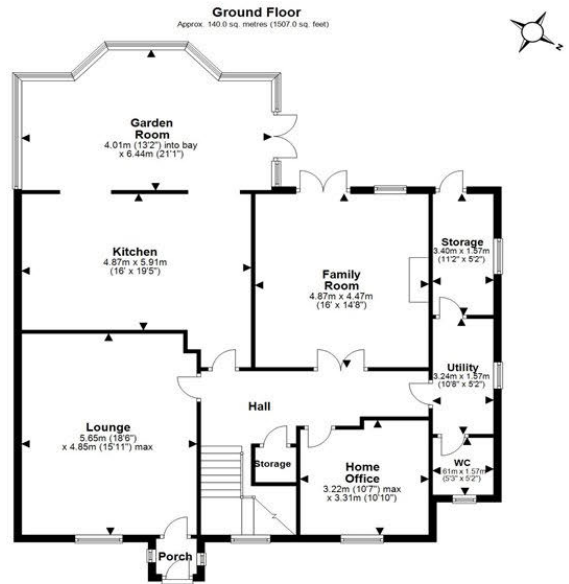
EPC RATING

Current D.



SERVICES

Mains gas, electricity and water are connected. Drainage is to a septic tank.



Main area: Approx. 371.8 sq. metres (4001.7 sq. feet)
Plus garages: approx. 33.7 sq. metres (363.3 sq. feet)

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