



**GASCOIGNE
HALMAN**

LABURNUM COTTAGE, QUARRY LANE, MANLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



LABURNUM COTTAGE, QUARRY LANE, MANLEY, FRODSHAM

£595,000

A captivating and charismatic sandstone cottage nestled in a private, mature setting, offering spacious and beautifully presented accommodation.

At the end of a sweeping drive and surrounded by mature woodland, welcome to privacy and seclusion at Laburnum Cottage.



This former quarry workers cottage is a real gem of a property, in a setting that offers exceptional tranquility, in one of the most popular rural villages in this part of Cheshire. The property itself has been sympathetically extended and substantially enhanced in recent years, creating a home with style, character and quality throughout.



LABURNUM COTTAGE

Character Part Sandstone Built Cottage

Sympathetically Extended and
Significantly Enhanced

Secluded Gardens Overlooking
Woodland

At The End of A Sweeping Drive

Modern Layout and Stylish Touches

Large Open Plan Kitchen/Dining/Living
Room

Three Good Sized Double Bedrooms

Highly Sought After Rural Village
Location

Surrounded By Open Countryside

Delamere Forest and Manley Mere
Nearby

LABURNUM COTTAGE | QUARRY LANE, MANLEY, FRODSHAM

It combines character features with a modern layout, stylish touches and a high quality open plan kitchen that connects to secluded gardens.

The layout is configured to provide balance and flexibility. There is a welcoming entrance porch and hallway, home office, cloakroom, and utility room. A large dual aspect living room has bay window seating and a fitted log burning stove. A particular highlight is the open plan kitchen/dining and living room. This is a great space for family life and social gatherings with smart, modern kitchen fittings and quartz worktops. The high vaulted ceiling has a Velux window and full height glazing allowing natural light to fill the room. Double doors open and bring the outdoors in, making it ideal for summer parties.

The first floor offers three good sized double bedrooms and a family bathroom. Oil fired central heating is installed and double glazing is fitted throughout.

Outside, a part sandstone block built outbuilding provides useful storage space and there is ample driveway parking. A stone patio wraps around the house to capture morning and afternoon sunshine. The secluded rear garden faces South West and feels part of the woodland that surrounds the house.

LOCATION

The property is located within the village of Manley, widely regarded as one of the most sought after rural villages in this part of Cheshire. It is situated in a rural yet accessible area, with local services just a few miles away in the market town of Frodsham. There are independent and national retailers, artisan cafes, restaurants and bars, a historic street market each Thursday and an artisan market held monthly. More comprehensive services are available in the City of Chester which is approximately 8 miles away. Manley village, Alvanley and Ashton Hayes primary schools are all within easy reach.







State secondary education is available at Helsby High School with private schools at Kings, Queens and Abbeygate schools in Chester and The Grange at Hartford.

On the recreational front there are golf courses at Helsby, Delamere, Sandiway and Tarporley, motor racing at Oulton Park, polo at Little Budworth and horse racing at Chester, Haydock and Aintree.

The area enjoys excellent road communications being around four miles from junction 14 of the M56 motorway allowing for ease of access to the M6 and national motorway network permitting daily travel to Chester, Warrington, Manchester and Liverpool. Liverpool and Manchester international airports are within 30 minutes drive and there are good rail links to London with a two hour inter-city service to Euston from local stations.

TENURE

Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current E.

SERVICES

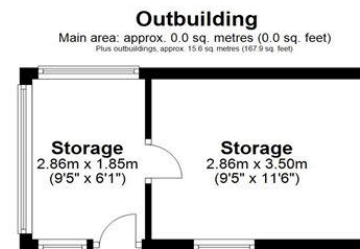
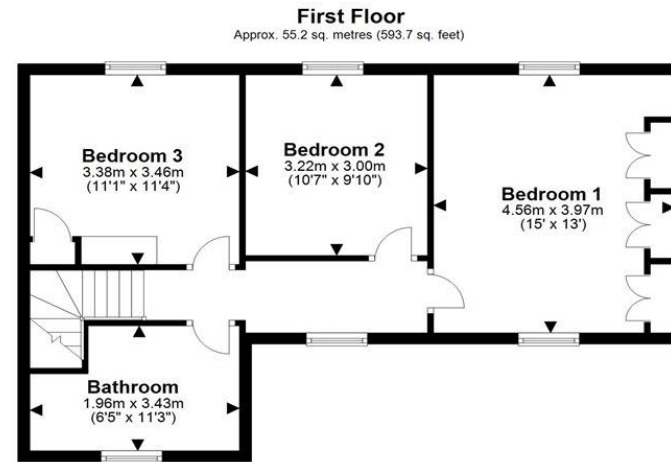
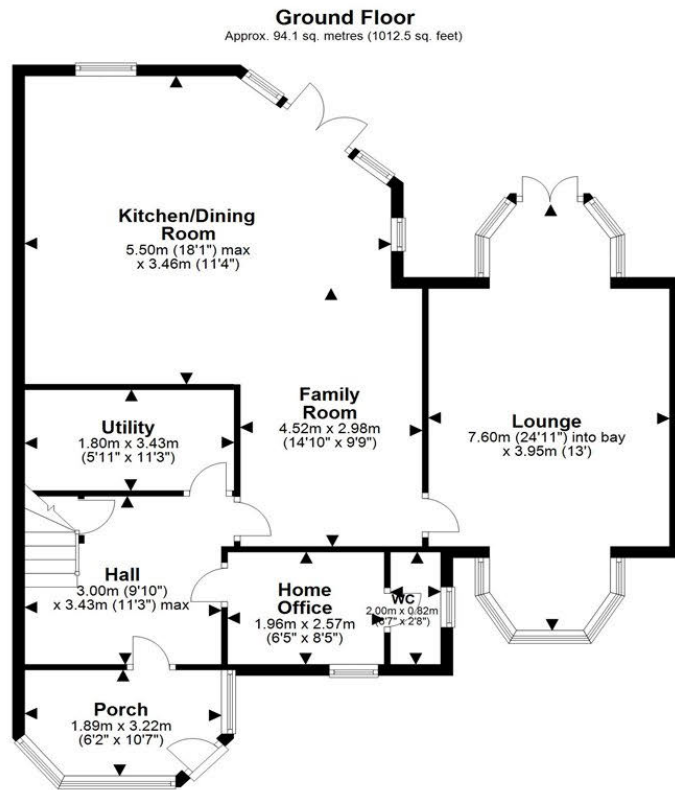
Mains electricity and water are connected. Oil fired central heating is installed. Drainage is to a septic tank, shared with the adjacent house.

LOCATION

The driveway to property is off Manley Lane. Pedestrian access is available from Quarry Lane. Sat Nav directions using the postcode will lead to Quarry Lane.

Driveway Entrance: [what3words: ///fallvipers.nuptials](https://www.what3words.com/what3words:///fallvipers.nuptials)





Main area: Approx. 149.2 sq. metres (1606.2 sq. feet)
Plus outbuildings, approx. 15.6 sq. metres (167.9 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



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