



**GASCOIGNE
HALMAN**

NORTON VILLAGE, NORTON, RUNCORN, A UNIQUE
CHARACTER PROPERTY IN A PICTURESQUE SETTING

THE AREAS LEADING ESTATE AGENT



| A UNIQUE AND ICONIC HOME OF LOCAL HISTORIC INTEREST

NORTON VILLAGE, NORTON, RUNCORN, A UNIQUE CHARACTER PROPERTY IN A PICTURESQUE SETTING

£380,000

A unique detached character family home, built in 1724 as the coach house of Norton Lodge, the seat of the historic and notable Brookes family of Norton Priory.

The sale of Coach House represents a rare and exciting chance to acquire an iconic property of significant local historic interest but also a fascinating characterful family home in a superb setting.

Set in the heart of pretty tree lined Norton Village, the property is secluded and has a discreet external view which conceals a genuinely spacious home with numerous features of quality and merit.

Coach House was converted to a family home in 1974 and has been enjoyed by our clients for a little over 33 years.





The interior is entered via hallway with cloakroom/WC. There are two spacious living rooms - one to the front and the other at the rear with doors connecting to the private rear garden. The kitchen/breakfast room is central to the house and there is also a useful store/utility room. The main bedroom has an en-suite shower room and doors connecting to a private roof terrace with tree top views over the surrounding area. There are two further double bedrooms and a bathroom.

The house is set back from the road with a cobbled forecourt, a heritage street lamp and ample car parking. To the rear, there is a lovely York stone paved courtyard garden with lawn extending beyond.

LOCATION

Norton Village is a mature picturesque road consisting mainly of large individual houses and bungalows. Norton is situated within easy proximity of Daresbury, Moore and other surrounding villages. There are some lovely walks literally on the doorstep including along the Bridgewater Canal and nearby local woodlands. The M56 motorway is close to hand and brings Chester, Liverpool and Manchester within easy reach. Liverpool and Manchester airports are within 30 minutes drive. Runcorn Station is just a short distance away offering the rail link to Liverpool, London and Edinburgh. Nearby Runcorn East rail station has regular direct services to Chester, North Wales, Warrington and Manchester. There is a local convenience store and post office within a few minutes drive and there are a number of schools for children of all ages nearby. Other parts of Runcorn, Frodsham and Stockton Heath can be accessed quite easily and all offer a range of services, good shopping facilities, bars and restaurants.

TENURE

Freehold

COUNCIL TAX

Band E. Halton Borough Council

EPC RATING

Current E



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