



**GASCOIGNE
HALMAN**

CRAGSIDE COTTAGE, LOWER RAKE LANE, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



CRAGSIDE COTTAGE, LOWER RAKE LANE, HELSBY, FRODSHAM

£425,000

A one off detached cottage with beautifully presented, remodelled and comprehensively refurbished accommodation, large, private corner plot gardens, views to Helsby Hill, garage and extensive parking.

The current owner has taken great care in renovating and enhancing the accommodation with meticulous attention to detail and emphasis on introducing style and character. All work has been completed to a high quality finish with tasteful modern refinements and the addition of high end energy saving credentials. This includes double glazed windows, solar PV panels, battery storage and air source heating resulting in extremely low energy consumption and a lower carbon footprint.

The layout has been designed to provide open plan living without sacrificing a homely feel. Natural materials including exposed brickwork, stone and Canadian Maple flooring to the dining room and bedrooms, oak doors and industrial style electrics blend with tasteful decor.

The heart of the home is a spacious open plan living room/kitchen. Plenty of natural light flows in through a bay window to the front, two side windows and double doors opening onto the gardens. There is an open fireplace and stone flooring. The kitchen has custom built cabinets with granite and marble worktops. There is a separate dining room and also on the ground floor, a utility room and shower room.





The first floor offers two double bedrooms and a shower room. The main bedroom also has a Victorian style bath giving the room a luxury boutique hotel feel.

The cottage enjoys a corner position with private gardens extending to approximately 0.14 of an acre. There is extensive parking to the front plus a separate gated driveway to the rear leading to a detached single garage. There is also a substantial timber home office that offers potential for use as a workshop/studio or for storage. Outdoor power and water supplies. The gardens are fully enclosed with sturdy fencing and are not overlooked. An expanse of grass runs to the side and rear with a variety of shrubs and trees and a large stone patio area.

LOCATION

The property is situated within a sought after area of Helsby, ideally placed for access to local facilities and Helsby Hill. There are popular schools within walking distance including Helsby Hillside Primary School and Helsby High School. There are local shops in Helsby and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Helsby borders open countryside and Helsby Hill offers some lovely walking. The road, rail and motorway networks allow access to many parts of the North West and beyond. Helsby Rail Station is a few minutes walk from the property and offers regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

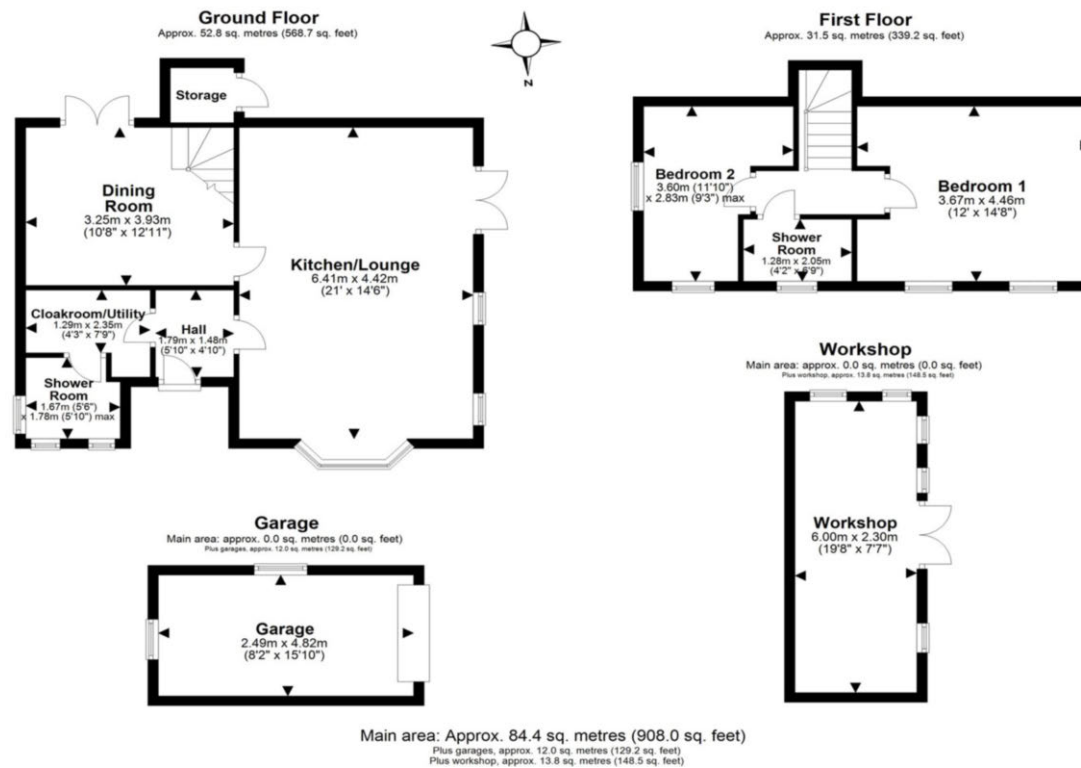
Freehold.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current B.



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