



**GASCOIGNE
HALMAN**

THE OLD STABLEHOUSE, DOBERS LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



THE OLD STABLEHOUSE, DOBERS LANE, FRODSHAM

£1,150,000

A unique and impeccable detached house of over 4200 sq ft, in a stunning rural setting with uninterrupted panoramic views to The Welsh Hills, enjoying private 0.7 acre gardens with double garage and a range of excellent outbuildings.

This is a special home without comparison in the locality offering superbly presented, extensively refurbished accommodation that exudes style and sophistication, in a peaceful rural setting, just 2.5 miles away from the centre of Frodsham.

Since 2017, the property has been subject to a painstaking and meticulous renovation with no expense spared. Works included replacement of all windows and doors, new heating system, electrical rewiring with solar PV panels and battery storage resulting in significantly lower running costs, new render finish and comprehensive internal refurbishment.





THE OLD STABLEHOUSE

A Unique and Impeccable Detached Country House

Extensively Refurbished to an Exceptional Standard

Stunning Rural Setting and Panoramic Views

Just 2.5 Miles from Centre of Frodsham

Large 0.7 Acre Landscaped Gardens

Substantial Range of Brick Built Outbuildings

Luxury Interior with High End Fittings

Four Large Double Bedrooms and Four Bathrooms

Solar PV and Battery Storage

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High quality kitchen and bathroom fittings have been introduced and the entire house has been redecorated in a modern contemporary finish with high grade refinements.

The layout is extremely spacious yet retains a homely feel. The ground floor offers large open plan living areas for entertaining guests with smaller intimate spaces for the family to socialise and relax. To the first floor, the principal bedroom is an impressive and luxurious room with incredible panoramic views, built in storage, walk in dressing room, an en-suite bathroom and access to a private home office. There are three further double bedrooms and three additional bathrooms.

The house stands slightly elevated from the lane in large gardens extending to approx. 0.7 of an acre. There is a long driveway with ample parking and turning space plus a large double garage. There is also a substantial range of brick built outbuildings incorporating two stables, loose boxes, storage and tack rooms. The gardens are landscaped for ease of maintenance and maximum enjoyment. There is a stone patio to the rear of the house with lawns extending to the front, side and rear. There are established flower beds with a selection of trees and shrubs.

LOCATION

The house occupies a superb position, on a quiet country lane, surrounded by open countryside yet only a few minutes drive from the centre of Frodsham. Panoramic, uninterrupted views over farmland to the Welsh Hills can be enjoyed from the elevated garden and there are numerous country walks on the doorstep including The Sandstone Trail . Walking, pony trekking







and cycling are available in nearby Delamere Forest. Kingsley village is a short car ride away with local shop/post office, two popular primary schools, village pub and churches. The centre of Frodsham is less than 2.5 miles away with a wide range of shops, cafes, restaurants and bars. A historic street market is held each Thursday and an artisan producers market held monthly. The road, rail and motorway networks allow daily commuter access to the regions commercial centres. Liverpool and Manchester airports are within 20 and 30 minutes drive respectively. Direct rail services run to London Euston from Runcorn with journey times of under 2 hours.

TENURE

Freehold.

COUNCIL TAX

Band G. Cheshire West & Chester.

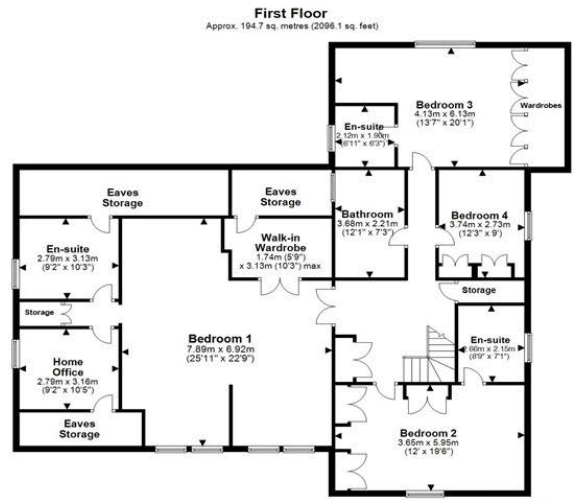
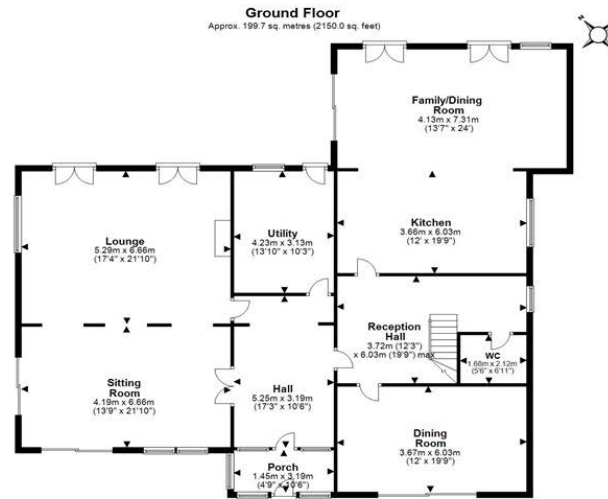
SERVICES

Mains electricity and water are connected. Oil fired central heating. Solar PV and Battery Storage resulting in extremely low electricity charges. Drainage to a septic tank.

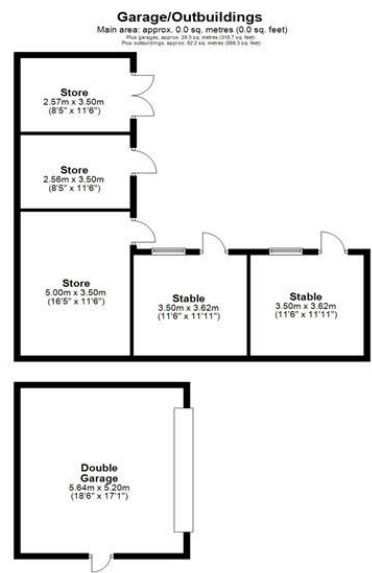
EPC RATING

Current C.





Main area: Approx. 394.5 sq. metres (4246.2 sq. feet)
 Plus garage, approx. 29.3 sq. metres (312.7 sq. feet)
 Plus outbuildings, approx. 42.2 sq. metres (453.3 sq. feet)



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