



**GASCOIGNE
HALMAN**

THE MANOR HOUSE, MARSH LANE, ELTON, CHESTER

THE AREAS LEADING ESTATE AGENT



THE MANOR HOUSE, MARSH LANE, ELTON, CHESTER

£775,000

An outstanding and imposing 6000 sq ft detached house with a separate, high quality detached annexe, set a in secluded and gated half acre plot with gardens, double garage and extensive parking.

The Manor House is an extraordinary family home offering extensive, adaptable living spaces with opportunities and solutions for families seeking multi generational living, those wishing to quietly work from home, pursue hobbies and interests or even run their own business.





THE MANOR HOUSE

An Exceptional Detached House with Separate Annexe

Over 8000 Sq Ft of Accommodation in Total

Main House with Over 20 Rooms

Arranged over Three Floors

Adaptable And Versatile

Secluded Half Acre Gardens

Gated Driveway and Extensive Parking

Detached Double Garage

Convenient for Local Shops and Facilities

Easy Access to Motorway Network

Viewing is Essential

THE MANOR HOUSE | MARSH LANE, ELTON, CHESTER

The combined space on offer extends to an impressive 8000 sq ft (743 sq m). This is arranged between the house, a separate annexe and a double garage.

The main house is arranged over three levels with a combination of over 20 rooms that can be adapted to suit individual and changing needs and interests over time. Multiple living rooms, a games room, large family kitchen, home cinema, gymnasium, sauna and lots more is on offer here and it will be best appreciated upon a personal inspection.

The annexe is offers spacious, high quality accommodation with two living rooms, a kitchen, two double bedrooms and bathroom. There is a gated driveway, double garage and extensive parking space for multiple vehicles.

The secluded garden wraps around the house and extends in total to around half an acre. There is an expanse of lawn with patio areas and a play area.

LOCATION

This property is tucked away at the end of a private lane, within the old village area of Elton which has an interesting mixture of character properties including several historic listed buildings. Elton is a popular residential village with local bus and rail service, a selection of local shops, a popular village pub and a primary school. Junction 14 of the M56 motorway is located within







a few minutes drive of the village facilitating easy daily travel to all major commercial centres via the motorway network. Helsby is 3 miles away, Frodsham 5 miles away and Chester is approximately 10 miles away.

TENURE

Freehold

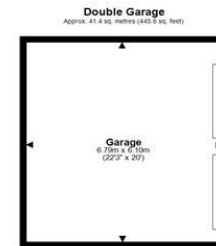
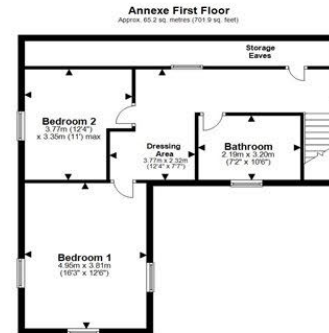
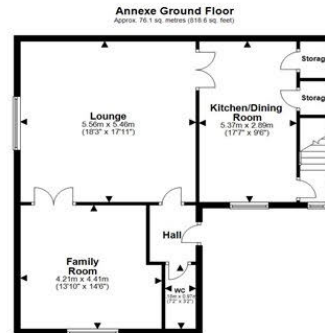
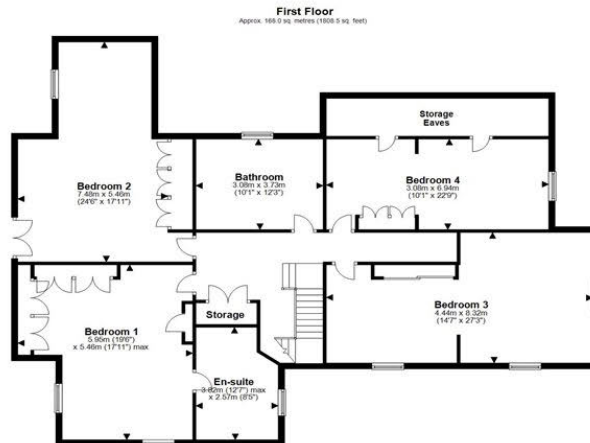
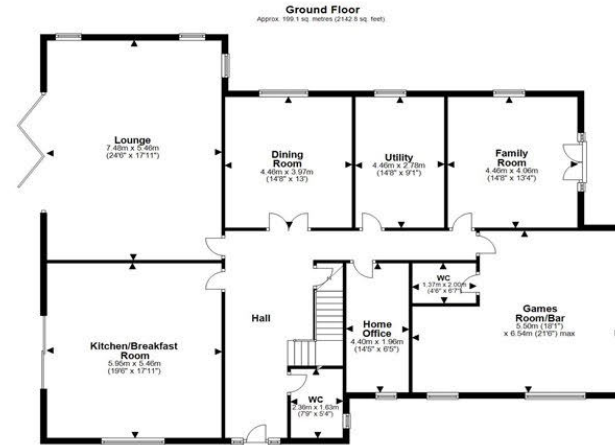
COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current C





Total area: approx. 743.5 sq. metres (8003.4 sq. feet)

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