



**GASCOIGNE  
HALMAN**

ROSE COTTAGE, MARSH LANE, INCE, CHESTER

---

THE AREAS LEADING ESTATE AGENT





## ROSE COTTAGE, MARSH LANE, INCE, CHESTER

**Offers in the region of £260,000**

**A characterful, unique detached property set in private 0.25 acre gardens with accommodation offering scope for further enhancement and possible development.**

Rose Cottage is a unique and individual property. It is discrete but has great kerb appeal. A drive by does little to demonstrate the size and adaptability of the property and the plot so we strongly recommend a viewing to understand and appreciate all on offer.

The property is built using local sandstone and is of historic interest. It is believed to have 18th Century origins and was part of the Ince Monastic Grange Estate.







The cottage offers versatile accommodation which can be lived in and enjoyed from day one. There is though the potential for new owners to enhance, improve and personalise the property to suit their own individual taste and style.

The layout includes an enclosed porch, lounge, dining room, kitchen, two ground floor double bedrooms and bathroom and a spacious boarded loft which has been used as a study/occasional bedroom. There are large, secluded gardens extending to 0.25 acres. There is extensive driveway parking and an additional private courtyard with gated entrance. The gardens are to the side and rear of the property and feature a large paved terrace, raised lawn and several further areas of lawn and patio.

### LOCATION

Ince is a small village set on the edge of Ince Marshes alongside the Mersey Estuary. The village contains a number of appealing individual properties including 25 listed buildings. It benefits from a rural village feel whilst being well placed for easy access to many parts of the North West via the road and motorway networks. There are local shopping facilities in nearby Elton plus a village primary school. Cheshire Oaks and The Coliseum retail and leisure park are only a short drive away and Chester is approximately 20 minutes away by car.

### TENURE

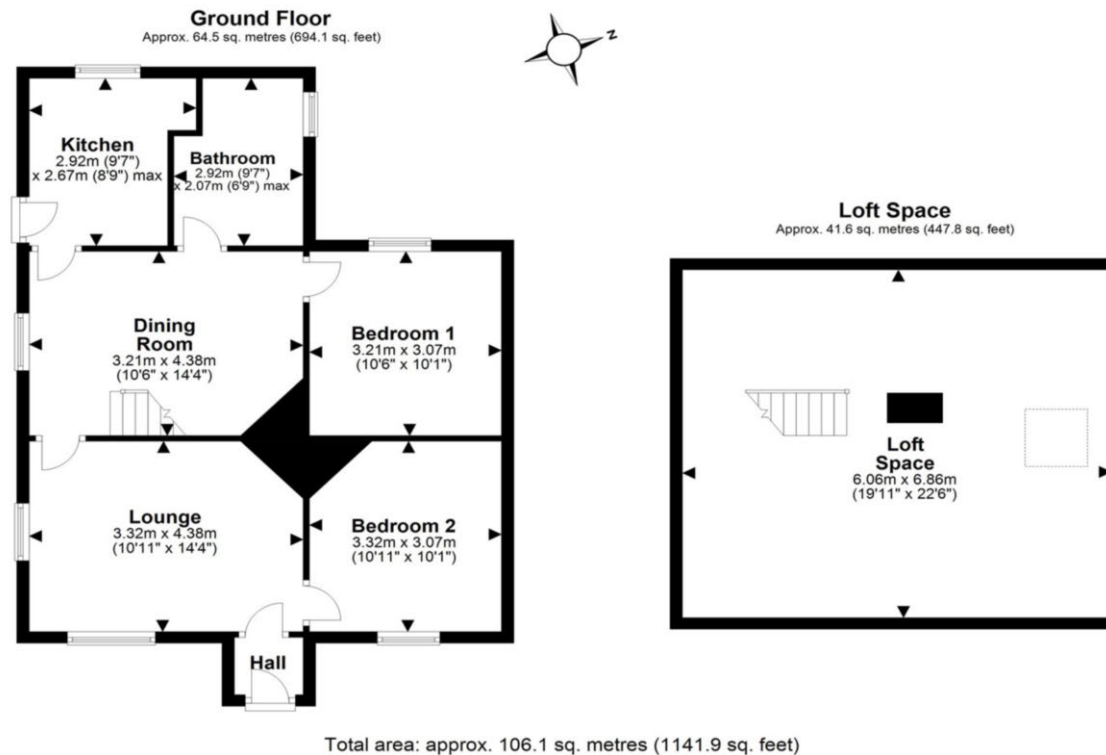
Freehold.

### COUNCIL TAX

Band C. Cheshire West & Chester.

### EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**