



**GASCOIGNE
HALMAN**

ALDERHALL, BURROWS LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ALDERHALL, BURROWS LANE, FRODSHAM

£995,000

An exceptional and substantial detached family home in mature 0.5 acre gardens, with superb open rural views and stylish, modern accommodation.

The house enjoys a wonderful rural position, with South West facing gardens, glorious countryside views, fabulous walks on the doorstep yet it is only 2.3 miles from the centre of Frodsham.



Since 2018, the house has been subject to significant investment and enhancement following complete and comprehensive refurbishment, alteration and extension. The result is a striking home with accommodation arranged over three floors extending to almost 2700 sq ft (249 sq m). This gives fantastic flexibility for families of all ages.



ALDERHALL

A Unique, Smart Modern Home

Superb Rural Setting

Just 2.3 Miles from Frodsham

Private Gardens Extend to 0.5 of an Acre

Accommodation over Three Floors

Extends to Almost 2700 SQ FT (249 SQ M)

Comprehensively Refurbished Since 2018

Five Bedrooms and Three Bathrooms

Detached Double Garage and Extensive Parking

South West Facing Rural Views

In A Quiet Country Lane

ALDERHALL | BURROWS LANE, FRODSHAM

The house has a great sense of space and light. The highlight is the open plan living/dining and sitting room, extending to around 40 feet in length, and the natural hub of the house where people can socialise and flow out to the garden.

The kitchen is centrally located and fitted with high end cabinets and appliances with an adjacent utility/boot room. The ground floor also includes a home office and cloakroom/WC and a welcoming hallway.

Over the two upper floors are five spacious bedrooms and three bathrooms. The main bedroom suite occupies the entire top floor and has panoramic views over the gardens and surrounding countryside. There are double glazed windows throughout and an LPG gas fired central heating/hot water system.

The plot extends to just over 0.5 of an acre and is approached through an electrically operated remote controlled gate. This leads to extensive driveway parking and a substantial brick built double garage.

The garden are private and enclosed and attract all manner of bird and wildlife due to the adjacent farmland and countryside. There is a formal area with Indian stone paved terraces for al fresco entertaining and a further paved area, ideal for a hot tub. The lower area of the garden is more natural and includes a large area of grass with well established hedges and a trees.







LOCATION

Alvanley is a small rural village surrounded by open countryside enjoying convenient access to a range of local facilities and access to the regions motorway network. The village has a popular primary school and village pub and also offers some excellent country walks with The Sandstone Trail passing through nearby. Delamare Forest is within a few minutes by car or bike and is within walking distance. Helsby High School is approximately 1.5 miles away and there are local shops in Helsby including a Tesco supermarket. Frodsham is a few minutes away by car with a good selection of shops, bars and restaurants. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst other parts of the North West and beyond can be reached via the road, rail and motorway networks.



TENURE

Freehold

COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current G.





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