



**GASCOIGNE
HALMAN**

FLUIN LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



FLUIN LANE, FRODSHAM

£1,250,000

A superb and iconic, high quality detached period family home with substantial and versatile accommodation extending to almost 6258 sq.ft. (581 sq m), set in secluded, landscaped gardens, in one of the most sought after areas of Frodsham.

The sale of Erin Hurst represents a rare buying opportunity and the chance to acquire one of the finest homes in Frodsham. It is a home with striking and distinctive visual appeal displaying unique design characteristics reflecting the elegance of the Edwardian period.

Classic in proportion and scale, the exterior exudes a sense of taste and grandeur, the result of care and attention to detail exercised during its construction in 1901. There are intricate brickwork designs, turreted bay roof structures, sash windows and some unique leaded glazed panels depicting the original owners interests in rural sports.





ERINHURST

A Substantial and Hugely Impressive
Period Residence

Prime Location in Highly Desirable Road

Secluded 0.6 Acre Gardens

Accommodation to Approx. 6258 SQ FT
(581 SQ M)

Main House and Annexe

Double Garage and Coach House

Original Character Features Throughout

Bespoke Craftsman Joinery and
Cabinetry

Recent Upgrades and Enhancements

Gated Driveway



FLUIN LANE, FRODSHAM

The house commands an elevated and secluded plot, set back from Fluin Lane, behind sandstone walls and an electric automated gated entrance. The sweeping driveway opens to provide plenty of parking and turning space, leading to a double garage and a large coach house.

Once inside, the interior continues to impress in every respect. It has been maintained throughout to an exceptional standard with many sensitive upgrades and enhancements completed over recent years. Care has been taken to retain period character features which is now combined with a modern feeling. Improvements have also been made to the heating and hot water systems with zoned control system and improved efficiency.

Beautiful internal features adorn the interior including unique, hand crafted joinery with panelled interior doors, a magnificent staircase and landing, extensive high quality oak panelling, parquet floors, ornate coved ceilings, and bespoke custom built cabinetry and bedroom furniture.

Excluding the double garage, the accommodation extends to almost 6258 sq ft (581 sq m) and comprises of the main house with an adjoining annexe. This can be configured and adapted to suit the needs of larger families or those seeking a property for multi-generational occupation, home working or as an income generating opportunity.

In addition, there is an attached coach house and separate detached double garage.

The gardens extend to approximately 0.6 of an acre, extending to all sides and framing the house perfectly. There are areas of lawn with well established borders providing year round colour and interest.







LOCATION

The house enjoys a secluded and private setting yet it is within a short walk from the centre of Frodsham and the railway station. Access on foot can be gained via Lime Avenue or along Fluin Lane and Blue Hatch. Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK. The town offers a great selection of independent and national retailers outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. An historic street market is held each Thursday and also a monthly artisan producers market. Open countryside is on the doorstep with walks in Castle Park, Frodsham Hill, Hob Hey Wood, The Weaver Valley and The Sandstone Trail. Delamere Forest is ten minutes away by car and there are excellent recreational facilities in the area. There are popular schools for children of all age groups in the area including St Lukes Primary School and Manor House. Independent schools are available with The Grange at Hartford and Kings and Queens in Chester. The road, rail and motorway networks allow daily commuter access to many parts of the North West. Manchester and Liverpool airports are 13 and 22 miles away respectively. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

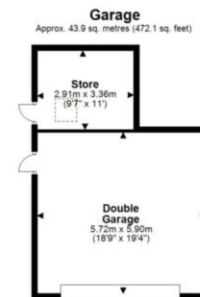
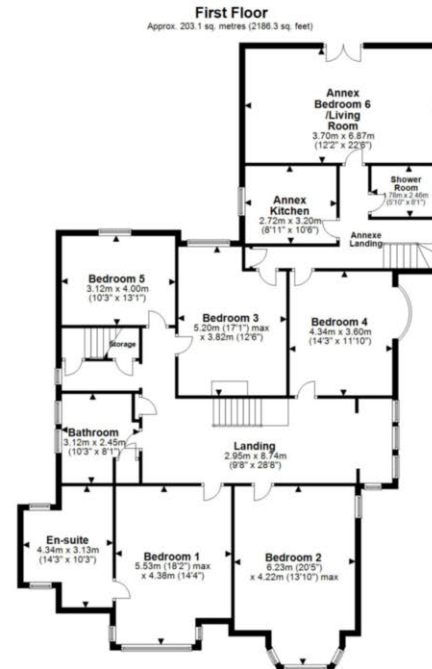
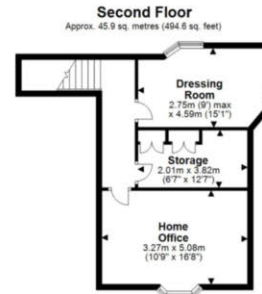
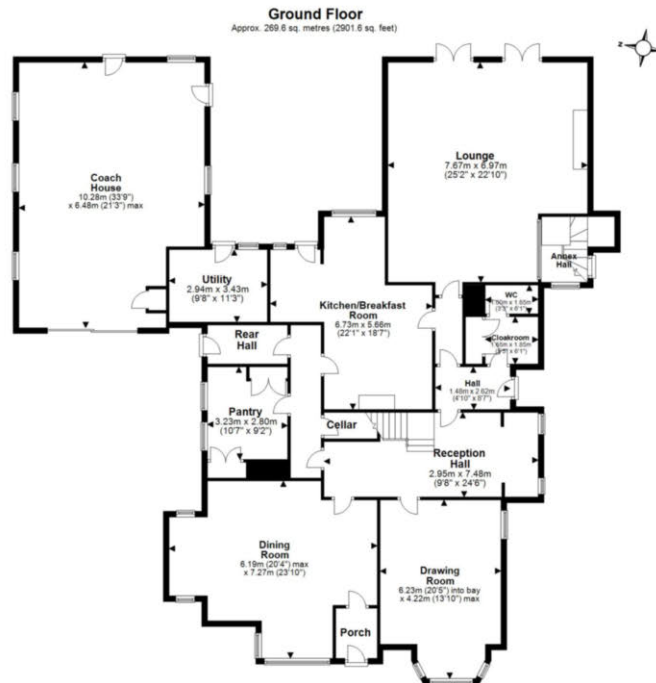
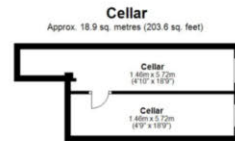
COUNCIL TAX

House - Band G
Annexe - Band A
Cheshire West & Chester.

EPC RATING

Current D.





Total area: approx. 581.4 sq. metres (6258.1 sq. feet)

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