



**GASCOIGNE
HALMAN**

ROCKHOLME, OFF SHIP STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ROCKHOLME, OFF SHIP STREET, FRODSHAM

Offers in Region of £550,000

An exceptional, unique property in a wonderful, secluded setting, close to the centre of Frodsham, with stunning mature gardens, great views, fabulous four bedroom, two bathroom accommodation, garden office and a double garage.

Comment from Andrew Hayes of Gascoigne Halman

I've enjoyed a career in estate agency in Frodsham since 1983. Over the years, I have had the pleasure to visit many interesting and unique homes. It is always exciting to return to a home that you've sold previously and especially when it is one as interesting as Rockholme. I sold it to the current owners in 2000 and I am pleased to report that they have been wonderful custodians of the house since then. It is a unique and captivating property full of surprises, packed with character and quality.

The setting is one of the first surprises. The house is tucked away, at the end of a private drive, standing in lovely mature gardens and is within a few minutes walk of the centre of Frodsham. A substantial double garage and a separate garden office/studio offer potential home working options.





ROCKHOLME

A Unique High Quality Property

Packed with Character and Elegance

Secluded Setting with Panoramic Views

Beautiful, Mature Gardens

Substantial Double Garage

Separate Garden Office/Studio

Four Good Sized Bedrooms

Luxury Bathroom and Wetroom

Bespoke Fitted Wardrobes and
Bedroom Furniture

Custom Built High Quality Kitchen

Built in High End Appliances

ROCKHOLME | OFF SHIP STREET, FRODSHAM

The house itself was once the coach house to a nearby Georgian/Victorian estate house. It was converted to a residential property many decades ago but retains a distinctive character look and feel.

Once inside, the accommodation is spacious and light and it is evident that it has been maintained, upgraded and enhanced by our clients to meticulous standards. Numerous high quality improvements have been completed throughout including new windows and doors, the introduction of additional insulation and re-plastering, bespoke fitted wardrobes and bedroom furniture, two stunning new bathrooms and a custom built kitchen with high end built in appliances.

The gardens are a delight and have been cultivated to provide year round colour and interest. The elevated position and design of the garden results in panoramic views to the front over The Mersey Estuary and beyond. Incredible sunsets are enjoyed from the wide terrace that extends across the front of the property.

This is an outstanding home for us to offer to the market and one that is best appreciated on inspection. For a personal description or to arrange a viewing, please contact me or one of the team in Frodsham Office.







LOCATION

The property is tucked away on a private drive, off Ship Street. The setting is quiet and secluded yet is within a few minutes walk of the centre of Frodsham. There are excellent shopping facilities in the town plus a selection of pubs, bars and restaurants. An historic street market is held on Thursday and an artisan producers market takes place every month. Schools for children of all age groups are close by and excellent recreational facilities can be found locally. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

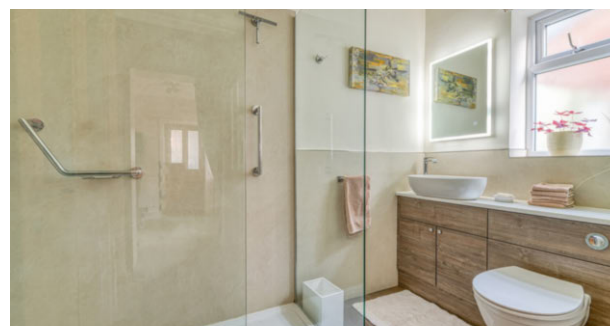
Freehold.

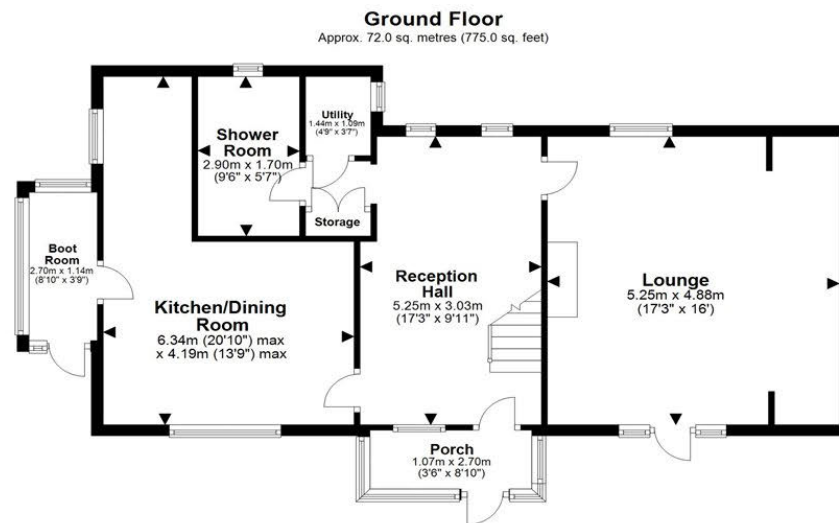
COUNCIL TAX

Band E. Cheshire West & Chester.

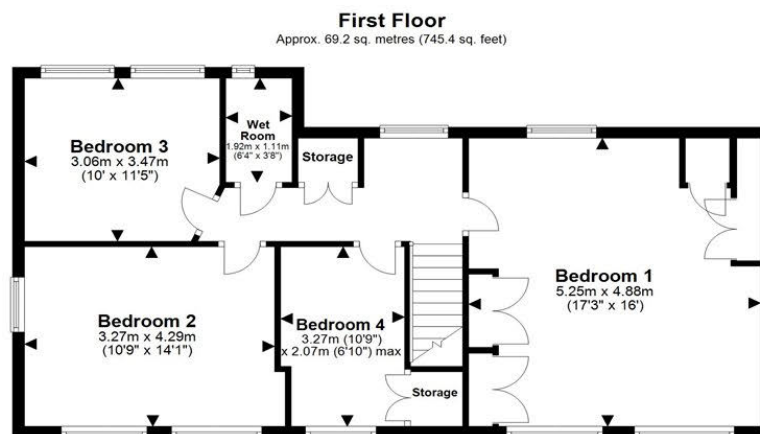
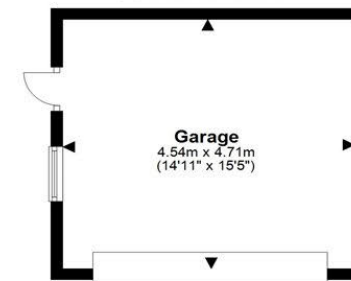
EPC RATING

Current D.

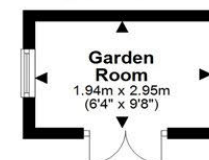




Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 21.4 sq. metres (230.2 sq. feet)



Garden Room
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garden room: approx. 5.7 sq. metres (61.6 sq. feet)



Main area: Approx. 141.3 sq. metres (1520.4 sq. feet)
Plus garages: approx. 21.4 sq. metres (230.2 sq. feet)
Plus garden room: approx. 5.7 sq. metres (61.6 sq. feet)

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

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