



**GASCOIGNE
HALMAN**

ROCKHOLME, OFF SHIP STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



ROCKHOLME, OFF SHIP STREET, FRODSHAM

£525,000

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 is 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.





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

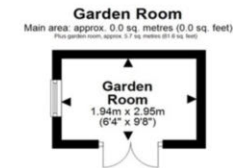
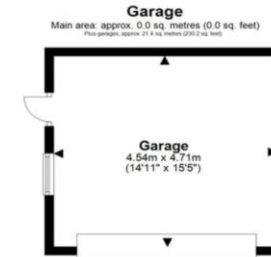
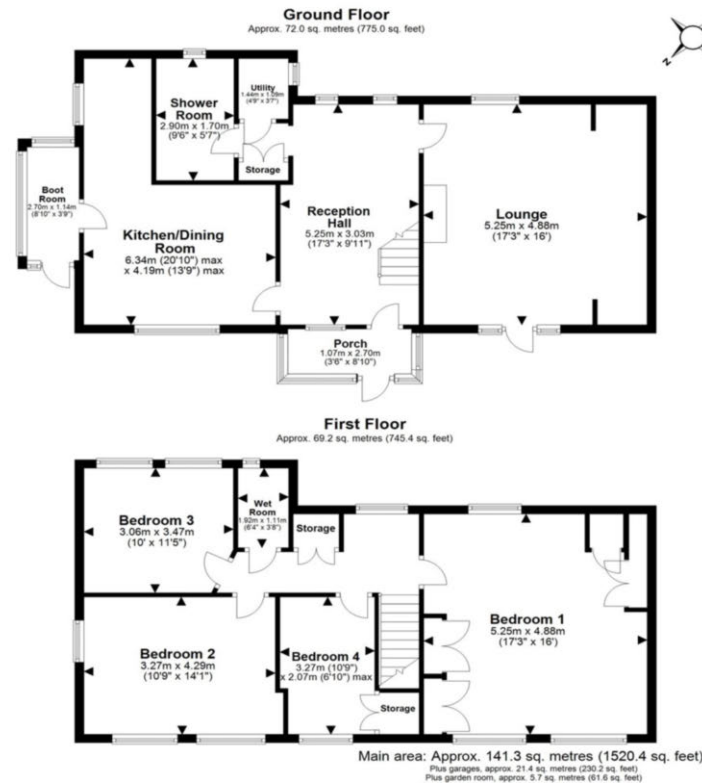
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current D.



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