



**GASCOIGNE
HALMAN**

4 ROSE FARM, CHESTER ROAD, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A GRADE II LISTED BARN CONVERSION WITH CHARACTER AND SPACE

4 ROSE FARM, CHESTER ROAD, HELSBY, FRODSHAM

£325,000

A Grade II listed barn conversion of great character, offering spacious, adaptable accommodation, set in a small, exclusive courtyard.

Rose Farm was one of Helsby's oldest, historic farmsteads dating back well over 200 years. The farmhouse and barns are well deserving of their Grade II listed status and were sensitively converted in the 1980's to create a collection of spacious, unique character homes.

This property is one of the most deceptive you're likely to encounter. Pull up outside, and the exterior has an impression of being appealing yet not especially large.





Once inside, you'll discover impressive, spacious and versatile accommodation arranged over two floors with an inviting atmosphere and character feel. The living rooms are located on the upper floor and take full advantage of the high lofty ceilings and exposed beams. There is a gallery living/dining area, fitted kitchen and a large lounge/dining room. The bedrooms and bathrooms are on the ground floor and feel inviting, warm and protective.

There is covered undercroft parking and a secluded garden area extending to the rear and side. A raised deck area with access from the dining/living area offers sunset views. The garden has a paved area, flower beds and a summer house.

LOCATION

The house forms part of a small Grade II listed courtyard of converted farmhouse and buildings to create a stylish and imaginative development of 6 homes. This a mature setting, within a sought after area of Helsby. There are popular schools within walking distance including Helsby Hillside Primary and Helsby High. There are local shops and a Tesco supermarket whilst Frodsham is only a few minutes away by car or public transport. Helsby borders open countryside and Helsby Hill offers some lovely walking. The road, rail and motorway networks allow access for the business traveller to many parts of the North West and beyond.

TENURE

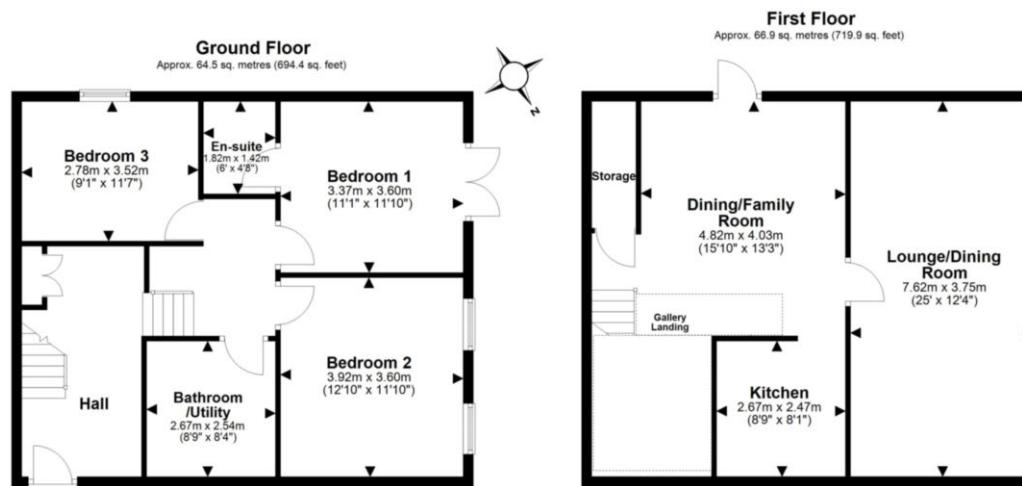
Freehold

COUNCIL TX

Band F. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

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