



**GASCOIGNE  
HALMAN**

HILLSIDE ROAD, FRODSHAM, UNIQUE, CHARACTER  
COTTAGE IN THE FAVOURED OVERTON AREA OF FRODSHAM

---

THE AREAS LEADING ESTATE AGENT





## HILLSIDE ROAD, FRODSHAM, UNIQUE, CHARACTER COTTAGE IN THE FAVOURED OVERTON AREA OF FRODSHAM

**OIRO £375,000**

**A unique, beautifully converted cottage located on a private drive in the heart of Overton. Offering spacious accommodation packed with quality and period features including an inglenook fireplace, antique oak doors, stained glass panels and exposed beams.**

This character cottage enjoys an excellent position, at the heart of Overton, a highly sought after area of Frodsham. It is a home with much to offer than initially meets the eye and can only be appreciated on internal inspection.

The layout combines a large open plan living/dining room and a spacious, superb fitted kitchen. Period features and unique reclaimed materials have been introduced throughout creating a warm, welcoming atmosphere. On the first floor are two good sized double bedrooms, a third single bedroom/office and two bathrooms, one being en-suite.







The property is set back from Hillside Road with access via a private driveway shared with two other homes. There is a low maintenance, private courtyard garden.

## LOCATION

The property is situated in the heart of the Overton Conservation area and within one of the most sought after parts of Frodsham. The historic Grade I listed St Laurence's Church lies at the heart of the community, dating back 1180 and the conservation area also includes many other fine individual character buildings. The area is served by a well regarded primary school and two popular pubs. There is easy access to open countryside and walks on Frodsham Hill are on the doorstep. There are excellent recreational and leisure facilities available nearby with the centre of Frodsham within a 10 minute walk locally offering a good selection of shops, cafes, bar and restaurants. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

## TENURE

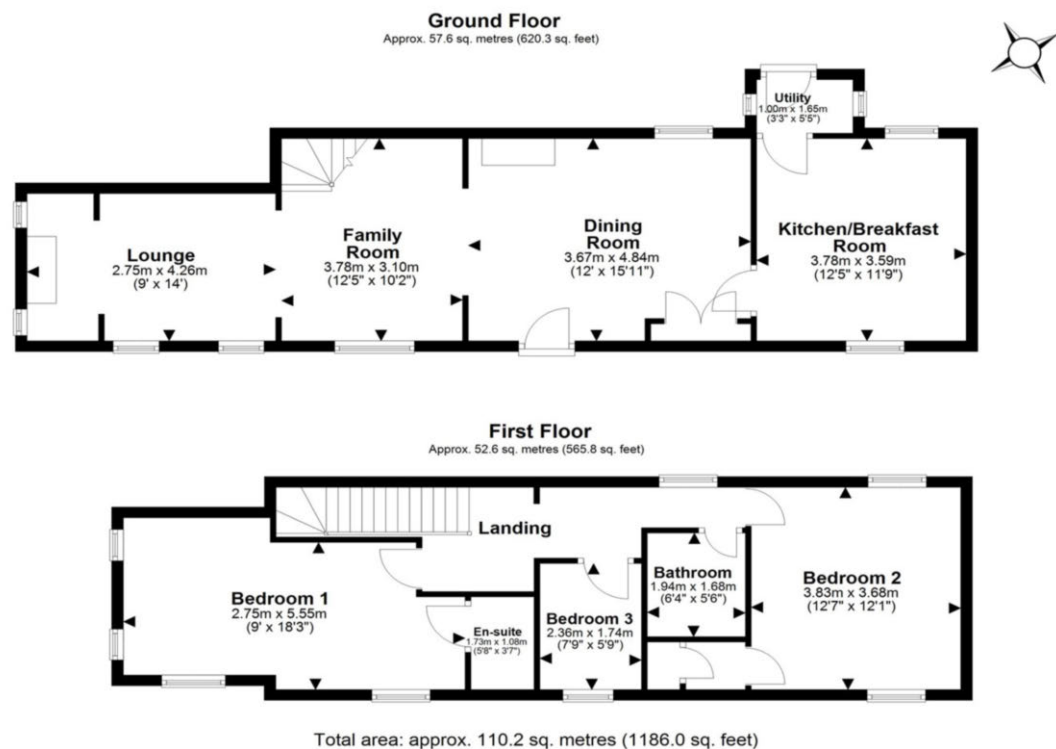
Freehold.

## COUNCIL TAX

Band A. Cheshire West & Chester

## EPC RAING

Current D.



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

**GASCOIGNE  
HALMAN**