



**GASCOIGNE
HALMAN**

HOLLYTREE COTTAGE, COMMONSIDE, ALVANLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



HOLLYTREE COTTAGE, COMMONSIDE, ALVANLEY, FRODSHAM

Offers Over £750,000

A unique and charming Grade II Listed, 17th Century thatched cottage in a superb rural setting with panoramic views, delightful gardens and an area of woodland extending to almost 2.5 acres.

A rare and exciting opportunity to acquire a period Grade II Listed thatched cottage believed to date from 17th Century and possibly one of the oldest properties in the area. Our clients have owned and enjoyed the house since the mid 1980's during which time they have maintained it to a high standard and completed numerous sympathetic improvements.

Once part of the historic Arderne Estate, the property resembles the style of a Welsh longhouse, built to accommodate humans and their livestock. The building is cruck-framed on a sandstone plinth, heavily timbered throughout and with areas of wattle and daub. The roof was re-thatched in 2024.





HOLLYTREE COTTAGE

Unique Grade II Listed Thatched Cottage

17th Century Origins

Original Character Features Throughout

Rural Setting and Panoramic Views

Gardens and Woodland Extending to Approx. 2.5 Acres

Extensive Parking, Double Garage and Workshop

Spacious and Flexible Accommodation

Four Bedrooms and Two Bathrooms

Three Living Rooms and Mezzanine Study

Fitted Kitchen/Breakfast Room



Internally, the property retains many original period features with exposed beams and timbers and vaulted ceilings to the main living room and first floor bedrooms. The layout is flexible and can be configured to suit individual requirements. In brief, there are three separate ground floor living rooms plus a mezzanine study. The kitchen/breakfast room is fitted with modern oak finish cabinets and there is also a utility room and WC. Two double bedrooms are located to the ground floor and a bathroom. Two large double bedrooms are found on the first floor.

The house is set back from the lane with plenty of parking/turning space. There is a detached, brick built double garage with adjoining workshop and an additional store. The mature gardens extend to approximately half an acre with sweeping lawns, flower beds and a variety of trees and bushes. An adjacent area of land extending to almost 2 acres was acquired over 20 years ago. This has been planted with around 880 mixed native deciduous trees through The Mersey Forest project.

LOCATION

Alvanley is a small rural village surrounded by open countryside enjoying convenient access to a range of local facilities and the regions motorway network. The village has a popular primary school and village pub and also offers some excellent country walks with The Sandstone Trail passing through nearby. Delamare Forest is within walking distance or a few minutes by car or bike.







Helsby High School is approximately 1.5 miles away and there are local shops in Helsby including a Tesco supermarket. Frodsham is just 3 miles away and offers a great selection of shops, bars and restaurants. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst other parts of the North West and beyond can be reached via the road, rail and motorway networks. Trains run from Runcorn to London with journey times of around 2 hours.

TENURE

Freehold.

UTILITIES AND SERVICES

Mains electricity and water are connected. Oil fired central heating is installed. Drainage is to a private septic tank.

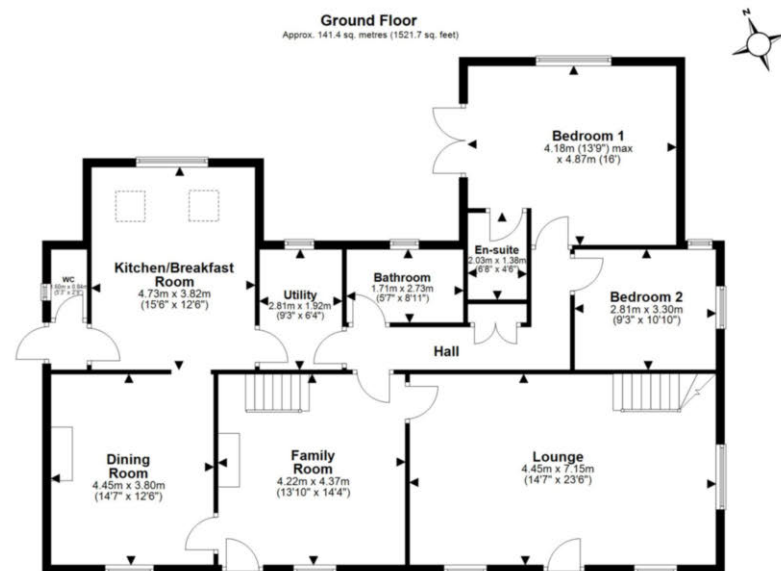
COUNCIL TAX

Band G. Cheshire West & Chester.

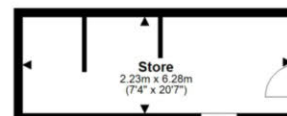
EPC RATING

Current E.

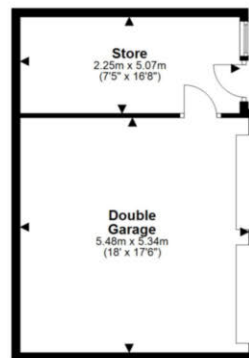
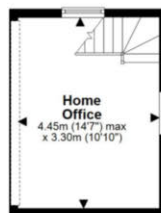
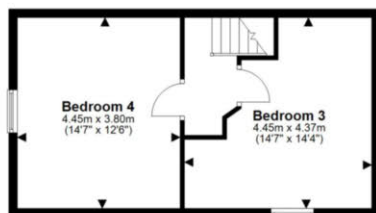




Garage/Outbuildings
Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 248.0 sq. metres (2670.0 sq. feet)

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