



**GASCOIGNE  
HALMAN**

VICARAGE LANE, HELSBY

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THE AREAS LEADING ESTATE AGENT





| AN EXCEPTIONAL AND DISTINCTIVE DETACHED RESIDENCE

## VICARAGE LANE, HELSBY

**£750,000**

**An exceptional, distinctive and unique detached period property of considerable architectural merit set in mature, 0.3 acre secluded gardens with gated driveway, double garage and outbuildings.**

The Mount was built in 1910 by a wealthy businessman for his own occupation. It was built without compromise to a handsome double fronted design, using high quality materials throughout. An example of the quality is the beautiful brickwork. It looks as good today as it did 115 years ago and displays intricate detailing demonstrating highly skilled craftsmanship. This level of care and expense is evidenced throughout the house and can only be fully appreciated upon a personal inspection.







Accessed via a private lane, set amidst a select collection of individual homes, the approach is in itself a real feature. The private lane reaches it's leafy end and sandstone castellated walled and gated entrance opens to the house. As you enter a wide driveway, a double garage is to the left and ample parking is available.

The plot is also a wonderful feature, being a third of an acre and enjoying a high level of privacy with mature tress, shrubs and plants. There is also a productive vegetable garden with greenhouse.

Internally, the accommodation is arranged over three floors and extends in total to over 3000 sq ft (296 sq m). The layout is adaptable and offers an elegant hall,three separate living rooms, fitted kitchen, conservatory, five bedrooms and two bathrooms. There is a large loft area, a two chamber cellar providing excellent storage areas, and a range of outbuildings incorporating a utility area and further storage. The house offers great potential for new owners to adapt and enhance to suit individual requirements.

### LOCATION

The property enjoys an excellent position, on a private road, within one Helsby's most sought after areas. The interesting mixture of quality homes, leafy surroundings and close proximity of Helsby Hill combine to make this a really great place in which to live. The property is also ideally placed within walking distance of excellent local schools including Helsby Hillside Primary School and Helsby High School. There are shopping facilities available in Helsby including a Tesco supermarket whilst Frodsham is only a few minutes away by car. The road, rail and motorway networks allow daily commuting to the regions commercial centres.

### TENURE

Freehold.

### COUNCIL TAX

Band G. Cheshire West & Chester.

### EPC RATING

Current E.



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## FRODSHAM OFFICE

01928 739777

frodsham@gscoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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