



**GASCOIGNE
HALMAN**

JASMINE COTTAGE, CHESTER ROAD, SUTTON
WEAVER

THE AREAS LEADING ESTATE AGENT



JASMINE COTTAGE, CHESTER ROAD, SUTTON WEAVER

£675,000

A character detached period cottage set in secluded 0.8 acre gardens, commanding an enviable elevated position, with unrivalled panoramic views over open farmland and beyond to the Clwydian Hills.

Jasmine Cottage is a rare find indeed. It offers a sense of rural life without isolation, 0.8 acre gardens offering privacy and seclusion but also being relatively easy to maintain and the cottage itself retains character but has been exceptionally well cared for and is immaculately presented throughout.

It is a home ready for new owners to move in and enjoy from day one without the need for further investment although it is also a property with great potential should this be a desire. Any investment would be reflected in its future value and would further enhance the appeal of the remarkable home.





JASMINE COTTAGE

Character Detached Period Cottage

Built in 1858

Secluded 0.8 Acre Gardens

Panoramic Views Over Open
Countryside

Outbuilding with Home Office Potential

Beautifully Presented Accommodation

Three Reception Rooms and Quality
Kitchen

Four Bedrooms and Luxury Bathroom

Village Location

Just Over 2 Miles From Centre of
Frodsham



JASMINE COTTAGE | CHESTER ROAD, SUTTON WEAVER

Built in 1858, the property is packed with character features but this is combined with extremely stylish decor and quality fittings. The layout is well suited to modern living with two large separate living rooms, a spacious and well equipped kitchen and a superb garden room from where the incredible views can be enjoyed. The first floor provides three double bedrooms, a fourth bedroom/dressing room and a large, luxuriously appointed bathroom. Double glazed windows are fitted and gas central heating is installed with a log burning stove in the living room.

Externally, the house is set back from the road and slightly elevated. It is approached through a gated entrance opening to a wide driveway/parking/turning area. There is a detached timber outbuilding/former stable that is currently used as a workshop and store but could be easily adapted to provide garaging or used as a home office if required.

The gardens have been cultivated to provide formal areas for enjoyment and leisure and more natural areas with a natural, woodland feel. The formal section has neatly kept lawns, flower beds and a superb patio area for outdoor entertaining. The woodland area has a selection of mature, specimen trees, woodland plants, a pond, seasonal bluebells and daffodils, a log cabin and all manner of bird and wildlife.







LOCATION

Sutton Weaver is a delightful village, bordering beautiful open countryside, with an interesting mixture of individual character homes reflecting the agricultural history of the village. There are lovely walks on the doorstep to historic Aston and along the banks of the River Weaver. Frodsham is only a few minutes away by car and access points to the motorway network are nearby. There is a village primary school close by in Aston and the property is in the catchment for Helsby High School. Frodsham offers a range of shops and recreational facilities whilst the neighbouring centres of Runcorn, Warrington and Chester are all within easy reach. The road, rail and motorway networks allow access to many parts of the North West.



TENURE

Freehold.

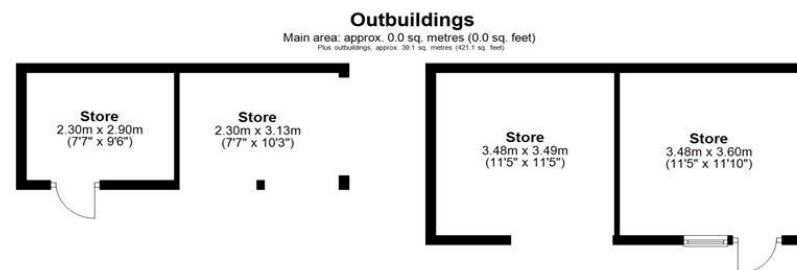
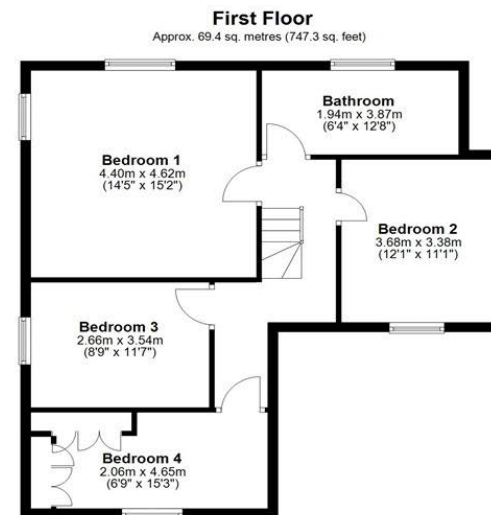
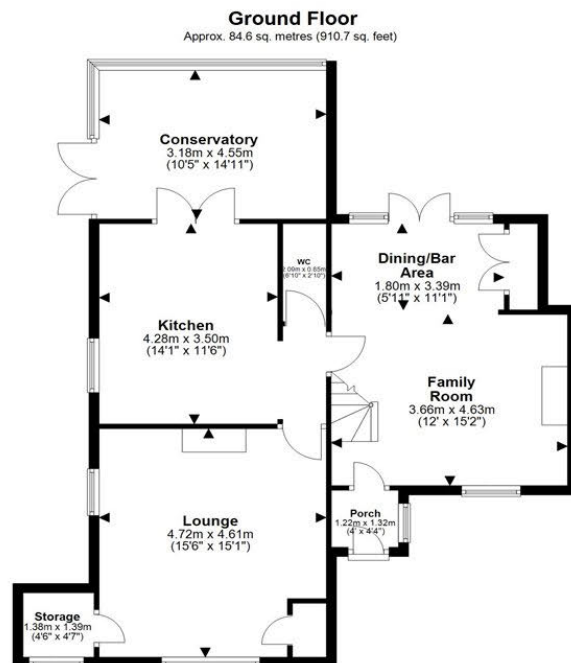
COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current D





Main area: Approx. 154.0 sq. metres (1657.9 sq. feet)
Plus outbuildings, approx. 39.1 sq. metres (421.1 sq. feet)

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