



**GASCOIGNE
HALMAN**

47 HOWEY LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



47 HOWEY LANE, FRODSHAM

£925,000

An Impressive and Substantial Detached Family Home in a Prime Residential Setting with High Quality Accommodation and Superb Gardens

An impeccably presented, recently refurbished detached house of excellent proportion and design, extending to over 2800 square feet, set in a highly sought after residential position, adjacent to protected woodland, Castle Park and within walking distance of the centre of Frodsham.

We had the pleasure of selling this impressive property to the current owners in 2021 and it has since been transformed internally in just about every way. They are now relocating out of the area and this presents a great opportunity for new owners to acquire this special house in a superb location.





HOWEY LANE, FRODSHAM

An Exceptional Detached Family Home

Extensively Refurbished and
Remodelled Since 2021

Accommodation Extends to Over 2800
SQ FT

High Quality Fittings Throughout

Four Double Bedrooms and Four
Luxury Bathrooms

Double Garage and Extensive Parking

Premier Residential Location

Adjacent to Frodsham Hill and Castle
Park

Within Walking Distance to Town
Centre

47 HOWEY LANE | FRODSHAM

The changes have been comprehensive both inside and outside. High Quality upgrades of note include a new front door, bi-folding and French doors opening to the garden, new flooring throughout, new contemporary log burning stove, new bespoke kitchen cabinets with quartz worktops and built in high end appliances, new fitted cabinets to the utility room, four newly refurbished bathrooms and cloakroom and the radiators have all been replaced. The layout has been modified to the ground floor creating a large, light and bright open plan living/kitchen/dining area and adjustments have been made to the layout of the main bedroom to create an en-suite shower room. All this in addition to a range of improvements to the exterior including a new, insulated and electrically operated garage door, landscaping to the rear and side garden and additional landscaping to the front increasing parking/turning space.

The accommodation extends to over 2800 square feet (264 sq m) and is notable for the excellent proportions of the rooms and having plenty of built in storage options and loft storage spaces. The highlight of the ground floor is the open plan kitchen dining and family room which links perfectly to the gardens by via French doors.

The bespoke kitchen was designed and installed by highly regarded A Design Kitchens and the area as a whole is ideal for day to day life. In addition, there is a large lounge with stylish log burning stove, a separate study plus a large welcoming reception hall.

Upstairs is reached via an elegant gallery landing leading to four large double bedrooms and four luxury bathrooms, three being en-suite.

Externally the gardens are a delight with a great sense of maturity, establishment and privacy within the grounds. The house is set back and slightly elevated from Howey Lane and framed by established gardens. The rear garden features patio areas, lawns and established trees and shrubs. It backs onto the lower slopes of Frodsham Hill and protected woodland managed by The Woodland Trust. It is fully enclosed but has secure gated access on to the footpath,







allowing direct access to woodland walks and to The Sandstone Trail.

LOCATION

The house enjoys a leafy setting within one of Frodsham's most sought after roads. Standing elevated above the road, the position affords a degree of privacy whilst being close to a wide range of local facilities. The area is well known for it's range of high quality individual houses in a mature well wooded setting between Frodsham Hill and the beautiful Victorian gardens of Castle Park. The centre of Frodsham is within walking distance with a selection of shops, cafes, bars and restaurants. There are excellent recreational facilities in the area and good schools for children of all ages. The road, rail and motorway networks allow access to many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance and regular train services run to each of these centres from Frodsham. Liverpool John Lennon and Manchester Airport are both within 30 minutes of the house and trains run from Runcorn to London Euston in under two hours.

TENURE

Freehold.

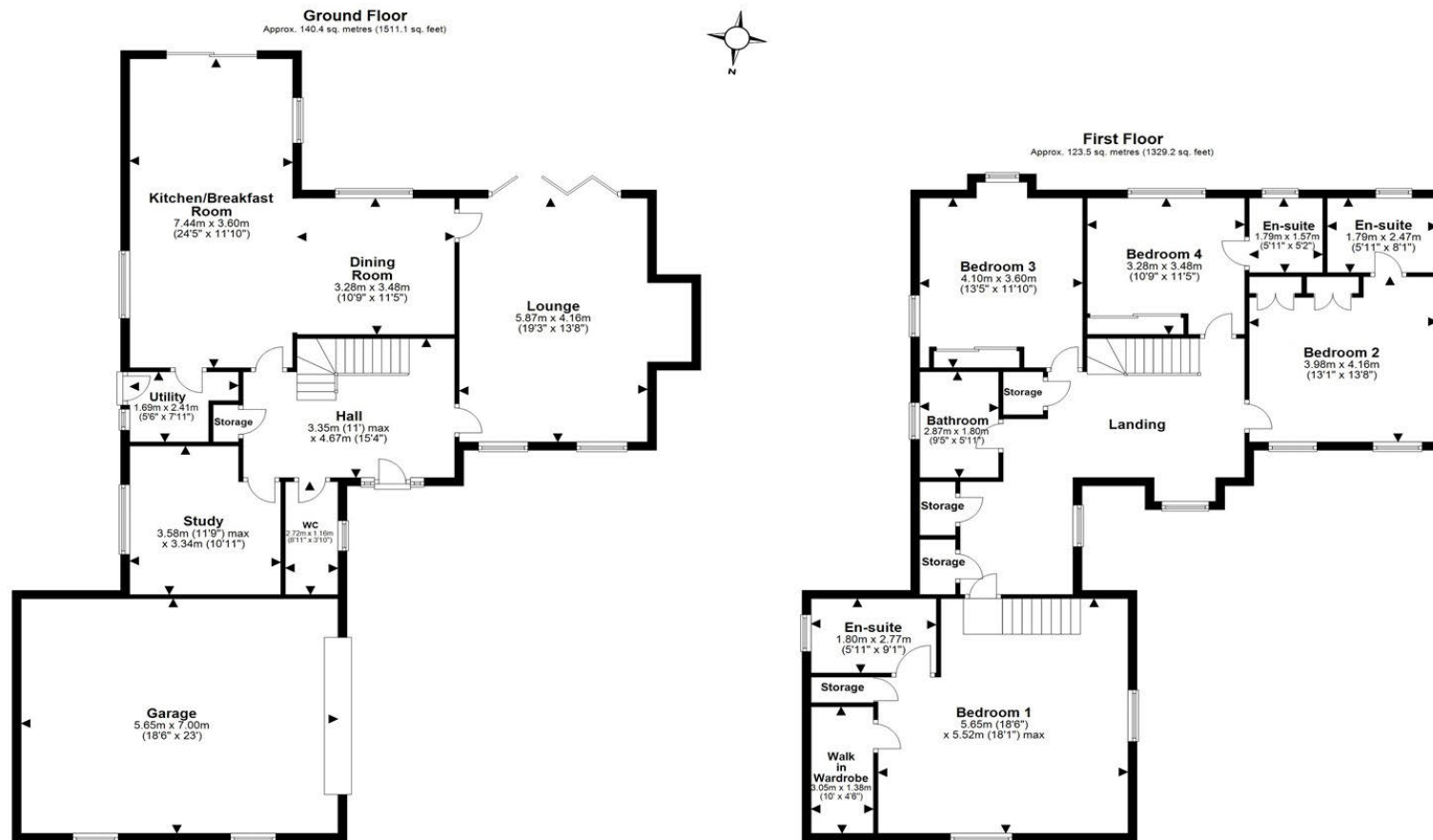
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current D.





Total area: approx. 263.9 sq. metres (2840.3 sq. feet)

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