



**GASCOIGNE
HALMAN**

DUNSDALE WEST, CARRIAGE DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| AN ARCHITECTURALLY INSPIRING HOUSE IN A
SUPERB SETTING

DUNSDALE WEST, CARRIAGE DRIVE, FRODSHAM

Offers Over £750,000

An exceptional and rare opportunity to own a historic and elegant John Douglas designed residence in an extraordinary setting, with incredible panoramic views.

John Douglas of Chester is one of the most celebrated architects of the Victorian period. His extensive collection of works include some of the finest buildings in Cheshire and beyond.

This remarkable and iconic house is a wonderful example of his genius and incorporates many unique design elements, hallmarks of his imagination and skill. It is a handsome building, in an English Gothic style with Germanic influence. The design infuses some remarkable features including fine brickwork and stone detailing, tall elegant chimneys and intricate timberwork. It is a home that exudes character in every detail and is fully deserving its status as a locally listed building.



Dunsdale was a grand mansion, built for a wealthy local landowner in 1876 and was his home until it was bequeathed to National Childrens Home after World War II. In 1975, it was divided into two unique separate homes, Dunsdale East and Dunsdale West. Both houses have remained in the same ownership since.

This truly is a once in a lifetime opportunity to own one of the most historically and architecturally important properties in this area.

During our client's 50 year period of custodianship, it has been well maintained with care taken to retain where possible the exquisite original features.

The interior is grand in stature and refined in detail. The rooms are well proportioned with superb high ceilings and large windows allowing natural light to flood in and reveal unspoiled views over the gardens, surrounding countryside and beyond to The Welsh Hills.

It is arranged over three levels, plus a sizeable basement, giving over 3400 sq ft (320 sq m) of space.

There are three principal living rooms, each displaying great character with stunning original features.

There is a central hallway, spacious kitchen, utility room and a ground floor shower room. Over the two upper levels are five bedrooms and two bathrooms, one being en-suite.

The house offers huge potential for modernisation. We envisage that new owners will invest time and money to create their forever home.

The property is set in a very private position, enveloped by established, protected woodland, at the top of Carriage Drive, adjacent to Frodsham Hill. It is approached over a long driveway that winds through woodland and leads to the property. There is ample parking and a detached double garage.

The gardens extend to approximately 1.2 acres. A terrace to the side and rear of the house provides a great space for al fresco entertaining and amazing sunset views. The gardens drop away from the house with an expanse of lawn and pathway leading to a further private garden with a detached timber summerhouse.

LOCATION

Carriage Drive is a private road and Dunsdale West is at the very top of the road, approached over a separate driveway. The setting is secluded but not isolated.

The centre of Frodsham is just a mile away and a brisk fifteen minute walk along nearby woodland footpaths. Netherton Hall pub/restaurant is also at the end of Carriage Drive.

Frodsham was recently acknowledged as the most in demand rural town in the UK. It offers an excellent range of shops and local services plus cafes, restaurants and bars. An historic street market is held each Thursday and a thriving artisan producers market held monthly.

There are good schools for children of all age groups nearby including Frodsham Church of England primary school and Helsby High School.

The property is adjacent to open countryside with walking on Frodsham Hill and direct access onto The Sandstone Trail. The road, rail and motorway networks allow access to the regions commercial centres.

Liverpool and Manchester airports are within 20 and 30 minutes drive respectively. Direct trains run from Runcorn to London Euston with journey times in under two hours.

PLEASE NOTE

It is our understanding that the property is not registered at Land Registry, as is the case with a significant portion of property in England and Wales. Your solicitor/conveyancer will take the appropriate steps and advise you accordingly.

TENURE

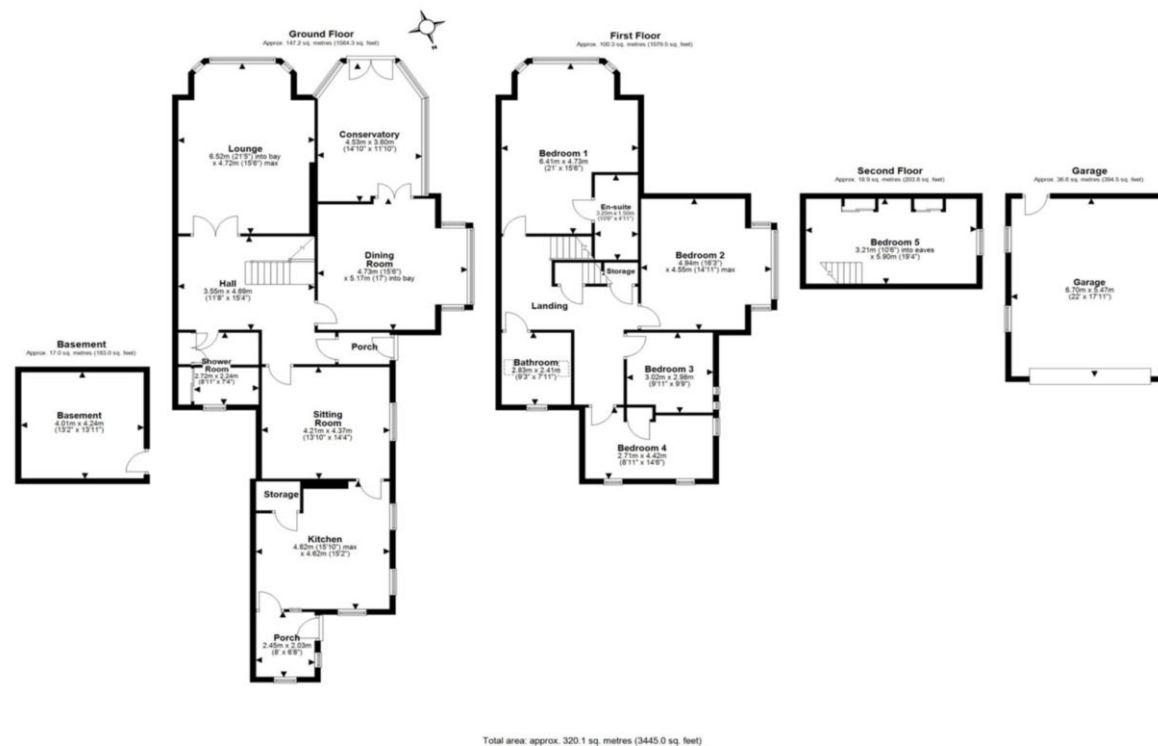
Freehold.

COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current - E.



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