



**GASCOIGNE
HALMAN**

UNDERHILL, 31 OLD CHESTER ROAD, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



UNDERHILL, 31 OLD CHESTER ROAD, HELSBY, FRODSHAM

£650,000

A detached period character cottage built in 1860 but extensively refurbished, extended and re-modelled to create an impressive home with a combination of features making it ideal for modern family living.

This unique and beautiful detached cottage has been renovated to a sympathetic and exacting standard. Great care has been taken to retain and enhance the appeal of the period whilst adding stylish, quality modern fittings and creating flexible space and day to day practicality.

It enjoys a wonderful setting, nestled in to the lower wooded slopes of Helsby Hill, with private gardens and scenic walks on the doorstep.





DESCRIPTION

There are plenty of highlights to note. The gated driveway entrance opens to a large driveway and the slightly elevated position of the house results in a lovely aspect and views. Internally, the accommodation is light and bright, tastefully decorated and accentuated by warm oak doors and stylish wood effect high quality flooring. The layout lends itself to family life and at the heart of the home is a large open plan kitchen/dining/living room. There are quality cabinets and quartz worktops, built in appliances and a walk in larder. Heritage aluminium doors open to the rear garden and Velux roof lights allow plenty of natural lighting. A separate lounge has a log burning stove and there is a spacious hallway with cloakroom/WC and a utility room.

The first floor offers three bedrooms and two luxury bathrooms, one being en-suite.

A separate detached annexe provides versatile high quality extra accommodation. It is suitable for use as an income generating holiday let, home working space or for extended/dependent family members.

Keen gardeners will enjoy the the diverse plot which includes lawns, flower beds, patio areas and a raised timber deck from where views can be enjoyed over the surrounding area. The garden backs onto the diverse woodland of Helsby Hill.

LOCATION

The property is situated within one of the most sought after areas of Helsby, on the lower slopes of Helsby Hill with some scenic woodland walks on the doorstep. The village offers a range of local facilities and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area and open countryside all around. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Current C.



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