



**GASCOIGNE  
HALMAN**

HOMELEA COTTAGE, MANLEY ROAD, ALVANLEY,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## HOMELEA COTTAGE, MANLEY ROAD, ALVANLEY, FRODSHAM

**Offers in Region of £550,000**

**A stunning and unique detached cottage, built in 1880, originally the village reading rooms, set in the heart of Alvanley village with country walks on the doorstep and rural views to the rear.**

Offering rural character and charm, this hugely appealing detached cottage rightfully deserves its locally listed status. It has an attractive frontage with tremendous kerb appeal, is within the village conservation area and set amidst other individual quality homes.

The current owners have enjoyed the property for the past 23 years during which time they have continually invested and improved the property creating a lovely home that combines character and individuality with practicality.







The ground floor layout includes two spacious living rooms, a large fitted kitchen/breakfast room and cloakroom/WC. To the first floor are three good sized bedrooms plus a modern stylish bathroom. The owners have incorporated useful built in and loft storage. The windows are double glazed and gas fired central heating is installed.

The property is set back from the road with an in and out driveway and plenty of parking. A brick built detached garage is to the side and there is a garden storage area and greenhouse behind. The rear garden is a particular highlight featuring a central lawn with a collection of bedding areas and mature plants. There are seating areas including a large Indian stone patio with garden studio/home office. The garden backs onto farmland with open views beyond. The plot is held on two titles with part of the garden acquired separately.

#### LOCATION

Alvanley is a small rural village, mentioned in the domesday book and home to 24 Grade II and II\* listed buildings along with a collection of locally listed buildings. Its name has old English origins and translates to Aelfwald's wood clearing suggesting links to early agricultural development.

The village is surrounded by open farmland and countryside. The Sandstone Trail passes through and there are some lovely walks on the doorstep. The village has a popular primary school, Church, renowned White Lion country pub and a historic cricket club, founded in 1884.

Helsby and Frodsham are both nearby offering a range of facilities and local services including a national and independent shops, cafes and bars. The area is also very well placed for access to many areas of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance. There are excellent road, rail and motorway links plus airports at Manchester and Liverpool within a 30 minute drive.

#### TENUURE

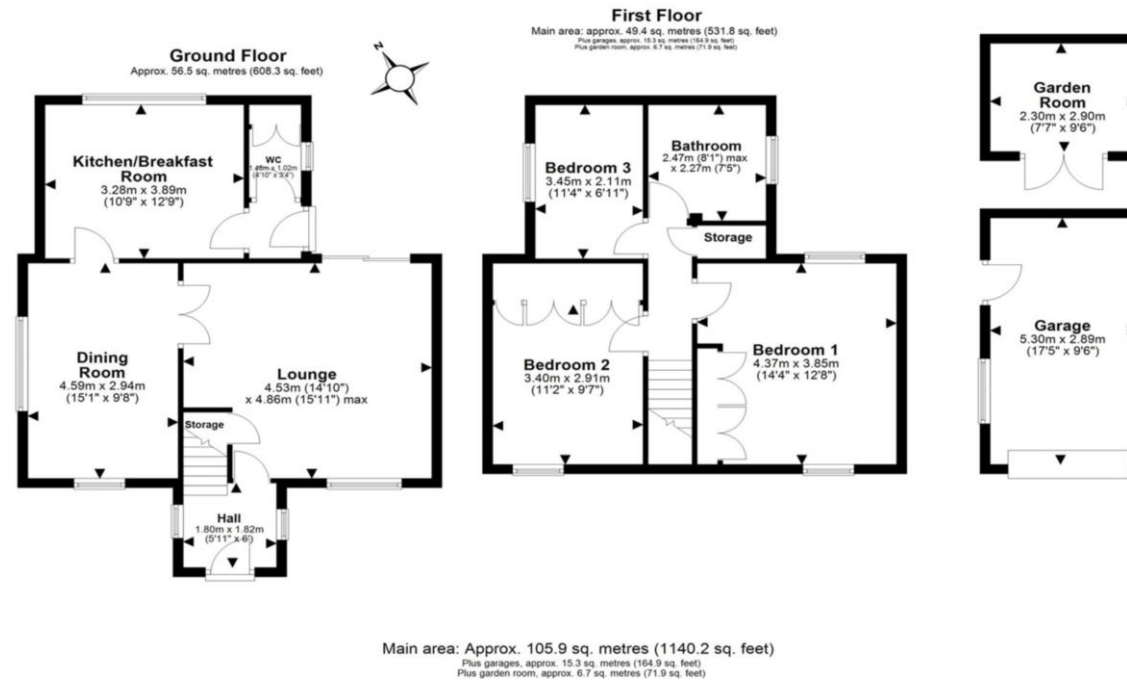
Freehold.

#### COUNCIL TAX

Band F. Cheshire West & Chester.

#### EPC RATING

Current: Awaited



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## FRODSHAM OFFICE

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