



**GASCOIGNE
HALMAN**

THE ROCK, HELSBY

THE AREAS LEADING ESTATE AGENT



THE ROCK, HELSBY

£550,000

An individual detached house of quality and style set in mature, secluded 0.2 acre gardens, offering spacious, and versatile accommodation.

Clouds Hill is set on the rural edge of Helsby, adjacent to open countryside with walking on Helsby Hill and Quarry Woodland Park on the doorstep.

The location and mature setting combined with a generous 0.2 acre plot provide a sense of privacy and seclusion yet the property is just minutes away from a wide range of local services and excellent transport links.

The house is set back and elevated from the road with plenty of parking and a large garage.





DESCRIPTION

Once inside, the accommodation reveals itself to be both spacious and adaptable. It extends to over 1750 square feet and offers an arrangement of rooms offering various combinations to suit individual requirements at various stages of life.

There are three double bedrooms over two floors with one on the ground floor along with a smart shower room. This configuration allows for bungalow style living, should the need arise.

The ground floor also offers a substantial lounge with a contemporary log burner, useful family room and a superb open plan kitchen/dining room. This has been recently re-fitted with stylish modern cabinets and built in appliances. There are doors opening to a superb terrace making this ideal for indoor/outdoor living and entertaining.

There are two double bedrooms on the first floor and a further bathroom.

LOCATION

The property stands in one of the most sought after areas of Helsby, adjacent to open countryside, close to Helsby Quarry Woodland Park and Helsby Hill. There are some lovely walks on the doorstep and access to The Sandstone Trail nearby. Within a few minutes drive from the property are a wide range of shops, recreational and leisure facilities plus good schools are available locally including Helsby High School. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

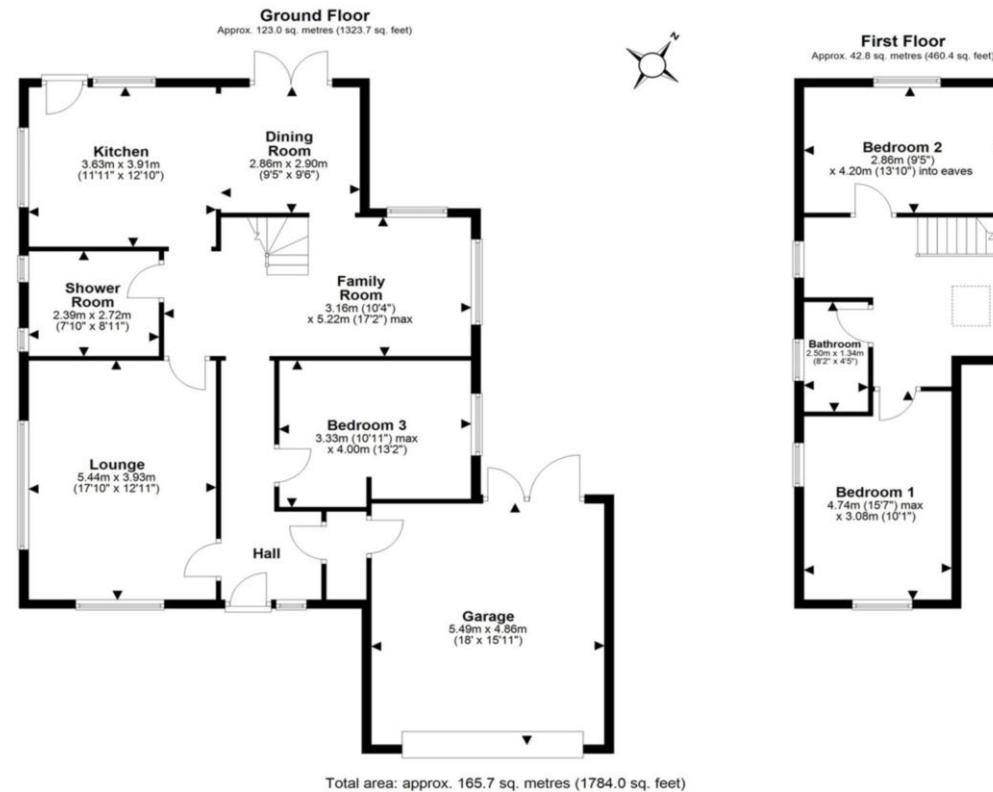
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Awaited



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