



**GASCOIGNE
HALMAN**

HILLSIDE, CARRIAGE DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A UNIQUE CHARACTER PROPERTY IN A SUPERB SETTING

HILLSIDE, CARRIAGE DRIVE, FRODSHAM

Offers in Region of £850,000

A unique, distinctive, and much admired character detached property in a wonderful woodland setting, set in private half acre gardens, on the lower slopes of Frodsham Hill. The house has been subject to significant recent upgrades and now blends period features with contemporary modern sophistication.

An architectural gem and an iconic Frodsham landmark, this former gardeners cottage has immense character and visual appeal. It has been long admired by local residents and historic images of the house feature in several of the towns hostelrys.



**HILLSIDE, CARRIAGE DRIVE,
FRODSHAM**

Unique Character Property

Idyllic Frodsham Hill Setting

Large 0.5 Acre Woodland Gardens

Recently Upgraded and Refurbished

Sophisticated Open Plan Living

Spacious and Adaptable Layout

High End Bespoke Kitchen Fittings

Luxurious Principal Bedroom Suite

Three Double Bedrooms and Two
Bathrooms

HILLSIDE, CARRIAGE DRIVE | FRODSHAM

DESCRIPTION

In terms of the setting, this must surely rate as one of the best in Frodsham. The house nestles into private half acre gardens, on the lower slopes of Frodsham Hill, surrounded by unspoilt and protected natural woodland. There are some lovely walks on the doorstep, including The Sandstone Trail, Woodhouse Hill and Snidley Moor. There is a popular pub/restaurant at the end of Carriage Drive and the centre of Frodsham with its excellent range of facilities is within walking distance.

The property itself has been extensively renovated over recent years, with a wide-ranging array of improvements, all carried out with meticulous care, using high grade materials, and in a manner that is sympathetic with to the age and character of the dwelling. This has achieved a balance of modern comfort and style, preserving period character combined with contemporary style and premium finishes.

DESCRIPTION

Layout wise, this is a house of considerable merit. The first floor has been redesigned to create an outstanding principal bedroom with separate dressing room and a luxurious en suite whilst two further double bedrooms are served with a family bathroom. The layout of the first-floor rooms could be re-configured if desired to provide four bedrooms.

The ground floor is very flexible. The combination of rooms provides superb open plan spaces for large family gatherings and entertaining friends whilst separate rooms provide more intimate areas for relaxation, watching TV and home working.

The real highlight though is the open plan kitchen family dining room. Wow! This is a light filled room with a large roof lantern, glazed doors and windows opening to the gardens and the conservatory. There are informal and formal dining areas including a substantial island. There are bespoke fitted cabinets with polished quartz worksurfaces and concealed feature LED lighting. High quality flooring with under floor heating runs throughout. The adjacent boot room has plenty of space for muddy boots and dogs and this connects to a separate living room/home office, utility room and a







cloakroom/WC. A separate lounge to the front of the property is arranged for use as a home cinema with a log burning stove.

The South facing gardens extend to around 0.5 of an acre. There is a large patio area with summer house, an expansive of lawn and elevated seating areas set into the hillside. There are a number of patio areas offering plenty of options for outdoor entertaining. The gardens enjoy a high degree of privacy, enclose by quality fencing on all sides. The garden is adjacent to protected natural woodland where there are numerous walks to enjoy. There is a large garden shed/workshop with power and light at the rear of the house and ample driveway parking at the front and with an EV charge point.

LOCATION

The unadopted lane serves just three other homes and whilst secluded, the setting is by no means isolated. The centre of Frodsham is a brisk fifteen minute walk along the lane and adjoining local footpaths. The town offers an excellent range of shops and local services plus cafes, restaurants and bars. There are good schools for children of all age groups nearby including Frodsham Church of England primary school and Helsby High School. The area also lies adjacent to open countryside with walking on Frodsham Hill close by and access to The Sandstone Trail. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

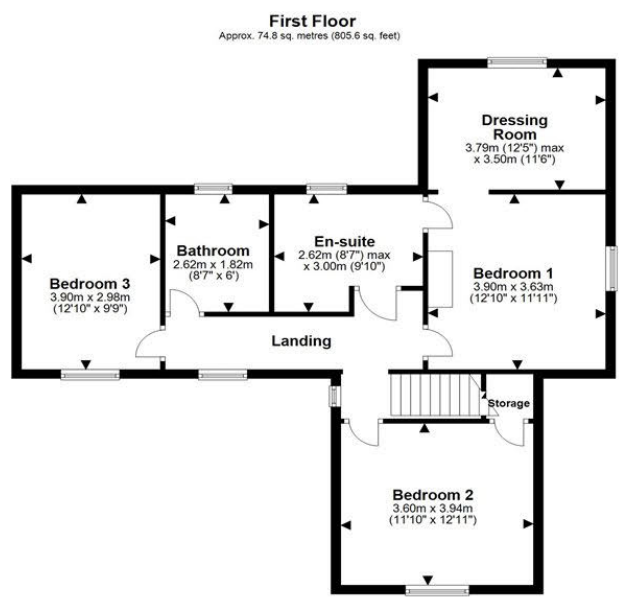
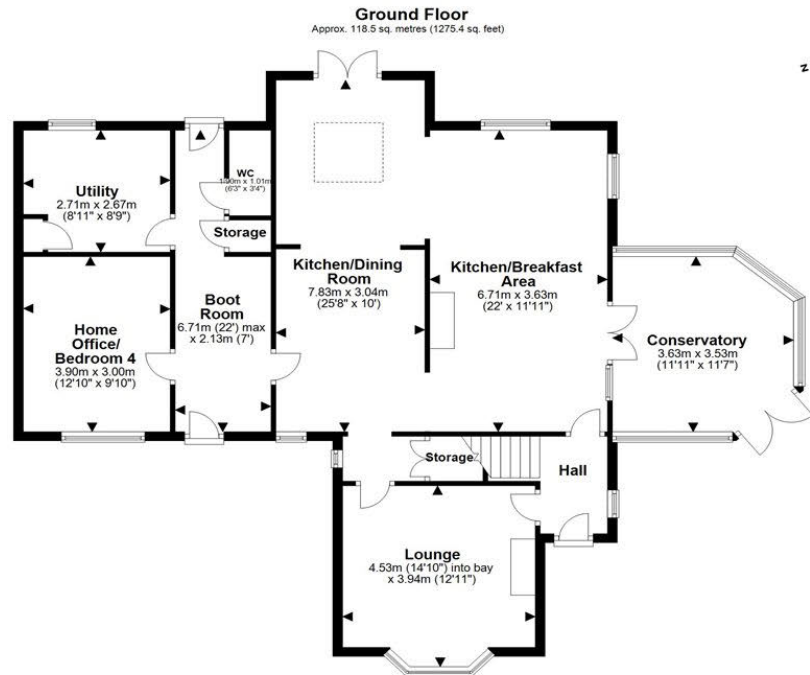
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 193.3 sq. metres (2081.0 sq. feet)

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