



**GASCOIGNE  
HALMAN**

ROCK FARM COURT, MAIN STREET, HALTON  
VILLAGE

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THE AREAS LEADING ESTATE AGENT





## ROCK FARM COURT, MAIN STREET, HALTON VILLAGE

**OIRO £750,000**

**A unique and captivating detached property of impressive quality and style, set in a secluded gated enclave, in the heart of Halton Village Conservation Area.**

This superb bespoke house was built in the late 1980's using quality materials and to a design that cleverly blends period character with modern convenience.

The property stands out not only for its outstanding visual appeal but also for a secluded setting. It is approached over a private driveway, set in a walled courtyard with electric gated entrance. It is set behind well established evergreen hedges creating a high level of privacy yet without isolation.







### 3 Rock Farm Court

Unique Detached House

Impressive Quality and Style

Secluded Gated Setting

Halton Village Conservation Area

Private Gardens and Additional  
Paddock on Lease

High Quality Interior

Luxury Fitments Throughout

Three Double Bedrooms and Three  
Bathrooms





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### DESCRIPTION

The interior offers generously proportioned accommodation extending to over 2500 square feet, (235 sq m). There is a balanced flow of the ground floor with a superbly appointed kitchen/dining room set at the heart of the home. This is a large open plan living area with quality kitchen cabinets, granite worktops and fitted appliances. There is ample space for informal dining and bi folding doors opening to the rear garden, perfect for summer entertaining. There are two separate and inviting living rooms offering ideal spaces for relaxation and entertaining. The main living room has a dramatic high vaulted ceiling a feature arched window and provides an elegant entertaining and dining area. The family room is a cozy room, ideal for relaxing and watching TV.

The thoughtful design continues as you go upstairs where there are three well-proportioned double bedrooms, two having en-suite shower rooms and the third serviced by a luxuriously equipped family bathroom.

### DESCRIPTION

The house stands in landscaped gardens extending to almost 1/3rd of an acre. There is a bonded resin driveway with parking for multiple vehicles and gated access leading to additional hardstanding. The rear garden has a large composite deck, areas of sweeping lawn and mature herbaceous borders. A private gate from the garden leads to an area of grassland extending to just under an acre, leased from Halton Borough Council for £400 per year. This











is a secure area, with dog proof fencing. We understand that the lease can be taken over by new owners.

### LOCATION

The house lies within historic Halton Village conservation area with an interesting mixture of unique, character homes, at the foot of Halton Castle. There are local facilities within the village including local shop and popular local primary school within walking distance. There are excellent shopping facilities available at Halton Lea and Trident Retail Park which are within easy reach. Local bus routes, and road connections making this an ideal location for commuters. The area is also blessed with excellent transport links with roads, motorways, rail and airport connections all within easy reach.



### TENURE

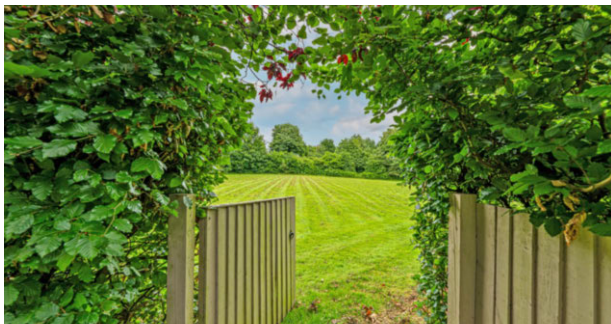
Freehold.

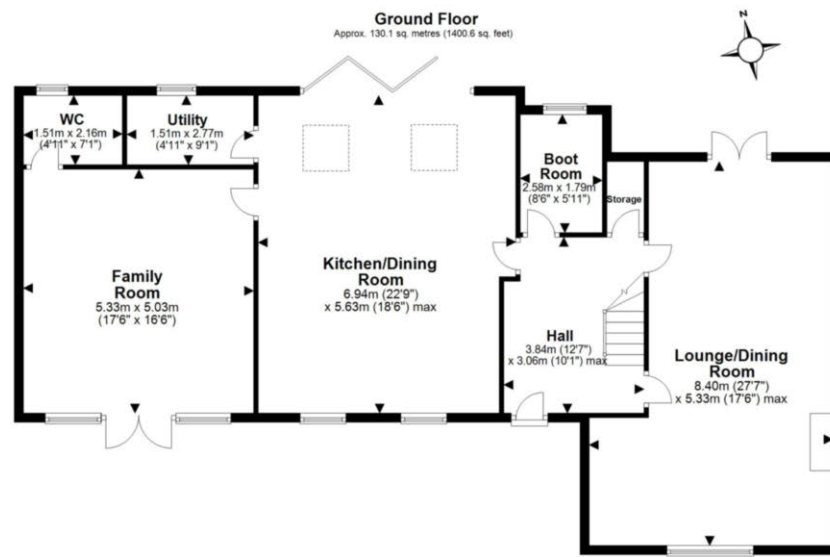
### COUNCIL TAX

Band F. Halton Borough Council.

### EPC RATING

Awaited.





Total area: approx. 234.7 sq. metres (2526.5 sq. feet)

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## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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