



**GASCOIGNE
HALMAN**

STUDLEY HOUSE, MILL LANE, KINGSLEY,
FRODSHAM, WA6 8HZ

THE AREAS LEADING ESTATE AGENT



STUDLEY HOUSE, MILL LANE, KINGSLEY, FRODSHAM, WA6 8HZ

£750,000

A late Victorian detached farmhouse in a rural setting with approximately 5.5 acres of land including paddock, stables, gardens and an orchard. The property offers spacious accommodation retaining character features with potential for modernisation.





Studley House is a one off property enjoying a rural position, on the edge of Kingsley Village, close to the border with Crowton. It is rare to find houses with land at this price level and we anticipate considerable interest to be shown. The house itself is homely and well proportioned. There are three separate living rooms plus a kitchen/breakfast room and utility room. A rear hall also has a ground floor shower room, ideal for muddy children or dogs. On the first floor, there are five bedrooms and two bathrooms, one being en-suite. An oil fired central heating system is installed and there are double glazed windows to the house.

Externally, the house is approached via an in and out gravel driveway (shared with the neighbouring dwelling) that also leads to a substantial detached double garage and home office/gymnasium.

There are gardens to the side and front of the house and an orchard beyond the garage. From the orchard, access is available to a paddock area with two detached timber stables (in need of repair) and a field beyond of approximately 3.5 acres. The land in total extends to approximately 5.5 acres.

LOCATION

The house is located between the villages of Kingsley and Crowton. Kingsley has an excellent Co-op Store and Post Office and there are village pubs in both villages. Popular primary schools are found in both Crowton and Kingsley with secondary education available at Helsby and Weaverham. Kingsley also has an active community with various groups, activities and facilities. The towns of Frodsham and Northwich are both within easy reach and provide more extensive facilities. The location is excellent for access to Delamere Forest and the Weaver Valley which provides extensive walks and bridleways.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane and into Kingsley Road. Follow the road past Lady Heyes Craft Centre. Turn next left into Hollow Lane and follow into Kingsley Village. Follow the road past The Village Store, heading towards Northwich. Continue along Mill Lane. The property is on the left hand side.

TENURE

Freehold

COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current E.



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