



**GASCOIGNE
HALMAN**

CHESTER ROAD, HELSBY

THE AREAS LEADING ESTATE AGENT



| A BEAUTIFUL AND ICONIC GRADE II LISTED
THATCHED COTTAGE

CHESTER ROAD, HELSBY

Offers in Region of £400,000.00

A beautiful and iconic late 17th Century Grade II Listed thatched cottage with an exquisite interior retaining period character features throughout.

Comment from Andrew Hayes of Gascoigne Halman

It is an absolute privilege to offer Yew Tree Cottage for sale. It is a property I have known and loved since I was a child as I was born and raised in the house next door. I was a regular visitor to the property in my early years. It was quite rustic in those days and was unchanged in decades but it was a home that felt full of love as it continues to today.

It is believed that the house was built in the late 1600's and was in the same family ownership for many years. The property was extensively and sensitively restored in the late 1990's. The current owners acquired the house in 2001. It has been an excellent family home, they have loved living there and have been great custodians but have now decided to move on.





The features on show are evidence of bygone era and chart the architectural history of the late 17th century. On a sandstone plinth, the house is constructed of sandstone block and brick with exposed internal timber framing and beams. There are iron lattice windows, one has been blocked up for tax purposes! The thatched roof was replaced in 2023 and the entire house has been maintained to an exceptional standard throughout.

It is Grade II Listed for obvious reasons but it is also a really practical and comfortable family home. The layout includes two large living rooms, each with open fireplaces, a separate study and a modern family kitchen. The first floor has two separate staircases, one leading to the main bedroom which is in the original part of the house. Two further bedrooms and a smart bathroom are within part of the old and the new extension.

There are also a variety of outbuildings including a home office, garage and a large store room plus private, well established gardens. A gated driveway provides plenty of parking space.

LOCATION

The property is within a well established and sought after area of Helsby, ideally placed for access to local facilities and Helsby Hill. There are popular schools within walking distance including Helsby Hillside Primary School and Helsby High School. There are local shops in Helsby and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Helsby borders open countryside and Helsby Hill offers some lovely walking. The road, rail and motorway networks allow access to many parts of the North West and beyond. Helsby Rail Station is a few minutes walk from the property and offers regular direct services to Chester, Warrington, Liverpool and Manchester.

TENURE

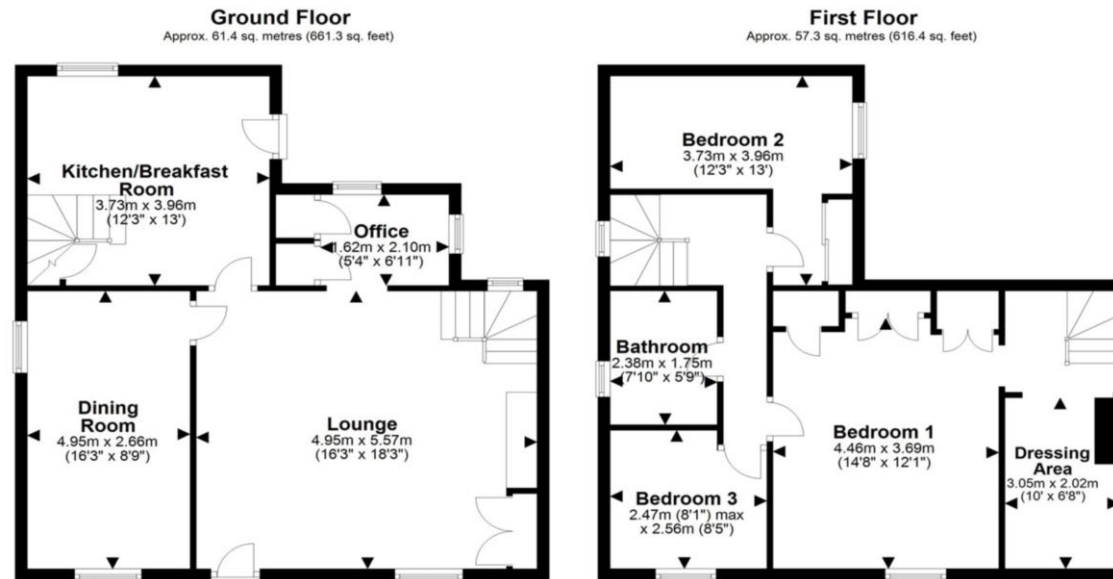
Freehold.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

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