



**Irondish Farm Godscroft Lane,
Frodsham, Cheshire, WA6 6XT**

 **Ian J Tickle**
Independent Estate Agent

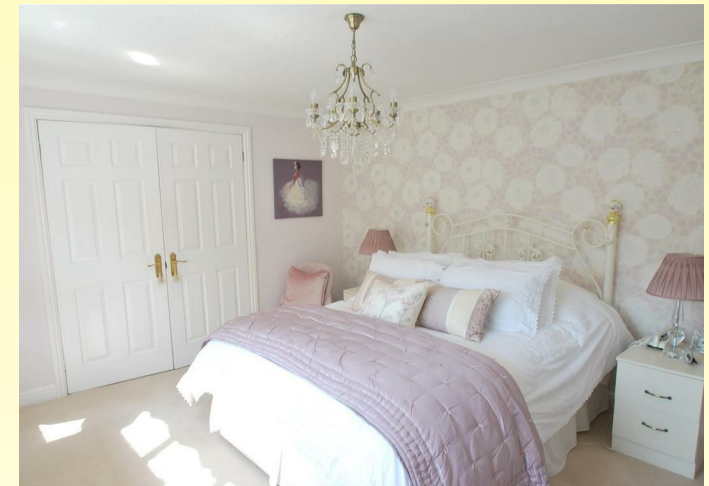
Irondish Farm Godscroft Lane, Frodsham, Cheshire, WA6 6XT

Detached farmhouse built circa 1837 situated in a semi rural location in gardens of approximately 3/4 acre. The property is situated on the fringe of Frodsham town centre where a variety of shops, restaurants and other local amenities are available. Helsby High School and Hillside primary school are both within easy walking distance. The property has undergone an extensive scheme of refurbishment and is tastefully decorated and beautifully presented throughout. The spacious accommodation briefly comprises:- Porch, hall, living room, drawing room, dining room, refitted dining kitchen, utility room, cloaks WC., conservatory, first floor games room. To the first floor are:- Master bedroom with walk in wardrobe and ensuite shower room, three further bedrooms and refitted family bathroom. Outside are extensive gardens, double garage and driveway to the side plus further driveway with gated access to the front. Viewing is essential to appreciate this fabulous property.

Directions-

From the centre of Frodsham proceed along Main Street (A56) towards Helsby. Godscroft Lane is situated on the right just before the High School.

£795,000



Front

Porch

Entrance door. UPVC window to front. Tiled floor. Glazed door to

Hall

Stairs to first floor. UPVC double glazed window to front. Radiator in ornate cover. Understairs cupboard. Coved ceiling.

Living Room

20'5" x 12'11"

Inglenook brick fireplace with oak mantle and quarry tiled hearth. Two UPVC double glazed windows to front. Two radiators. Beamed ceiling.

Dining Room

14'3" x 12'0"

Two UPVC double glazed windows to side. Radiator in ornate cover. Coved ceiling. Dado rail.

Kitchen

15'6" x 12'9"

Designed and fitted by A Designs of Frodsham to include 1.5 bowl. Franke stainless steel sink unit with granite drainer and worktops. Space for Rangemaster cooker. Extractor canopy. Integrated dishwasher. Integrated NEFF microwave. Integrated fridge and freezer. Kick space heater. Fitted dresser unit. UPVC double glazed window to side. UPVC double glazed stable door to side. Tiled floor. Part tiled walls. Coved ceiling with inset spotlights.

Inner Hall

Tiled floor. Radiator.

Cloakroom

Fitted with WC. Wash hand basin in vanity unit. UPVC double glazed window to side. Tiled floor. Chrome ladder style radiator.

Utility

10'0" x 6'1"

Fitted with Belfast sink with wooden drainer and cupboards below. Space and plumbing for washing machine. Worcester wall mounted gas central heating boiler. Space for fridge freezer. UPVC double glazed window to side.

Drawing Room

16'3" x 15'0"

Feature marble fireplace housing coal effect gas fire. UPVC double glazed windows to side and rear. Beamed ceiling. Two radiators. Spiral staircase to first floor games room.

Games Room

27'2" x 16'3"

UPVC double glazed round windows to side and rear. Four radiators. Beamed ceiling. UPVC double glazed window to rear.

Conservatory

14'4" x 12'3"

UPVC double glazed windows to side and rear. French doors leading to garden. Tiled floor.

First Floor

Landing

Coved ceiling.



Master Bedroom

12'8" x 12'9"(plus recess)

UPVC double glazed window to front. Walk in wardrobe with shelves and hanging rails. Radiator in ornate cover. Coved ceiling.

Ensuite Shower Room

Fitted with quality white suite comprising:- Shower cubicle with power shower. Wash hand basin in vanity unit. WC. UPVC double glazed window to rear. Ladder style radiator. Tiled walls and floor.

Bedroom 2

13'0" x 9'9"

UPVC double glazed window to front. Fitted wardrobes. Radiator in ornate cover. Dado rail.

Bedroom 3

12'2" x 10'9"(to wardrobe fronts)

UPVC double glazed window to front. Fitted wardrobes. Radiator.



Bedroom 4

9'2" x 5'6" (plus recess)

UPVC double glazed window to side. Radiator. Fitted wardrobe. Laminate floor.

Bathroom

9'4" x 7'7"

Refitted with antique style suite comprising:- Panelled bath with shower attachment. WC. Wash hand basin. UPVC double glazed window to side. Radiator in ornate cover. Part tiled walls. Tiled floor. Airing cupboard with shelves. Coved ceiling.

Outside

A feature of this fabulous property are the well maintained gardens which extend to 3/4 acre in total having extensive lawn with mature borders filled with shrubs and trees. Secluded walled and barbeque areas.

Front - Walled front lawn garden with mature shrubs and trees. Block paved driveway with gated access providing off road parking for several cars.

Side - Separate driveway with gated access and courtyard. Driveway parking for several cars.

Brick Garage

28'8" x 19'7"

Having up and over door. Power and light. Side exit door. UPVC window to side.

Age: 1837

Tenure: Freehold

Council Tax: G

EPC Rating: D



108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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