



**GASCOIGNE
HALMAN**

4 THE SQUARE CHESTER ROAD, DARESURY,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



4 THE SQUARE CHESTER ROAD, DARESURY, WARRINGTON

A beautifully refurbished three-bedroom cottage occupying a delightful position within the picturesque village of Daresbury, surrounded by the rolling Cheshire countryside. Combining the charm and character of a traditional cottage with a stylish contemporary finish, the property has been thoughtfully and extensively updated throughout, with particular attention paid to retaining original features whilst creating a comfortable and highly attractive modern home.



The ground floor accommodation is centred around two impressive reception spaces. The generous sitting room is full of character, with exposed timber beams providing an immediate reminder of the property's heritage, complemented by a feature fireplace housing a log-burning stove. French doors open directly onto the rear garden and covered entertaining area, creating an excellent connection between the internal and external living spaces. Equally impressive is the beautifully appointed kitchen and dining room, which has been finished with an elegant range of shaker-style cabinetry, contrasting quartz work surfaces and a traditional ceramic Belfast sink. A substantial central island provides excellent additional preparation space as well as informal seating, making this a particularly sociable room for both everyday living and entertaining. Brass fittings, pendant lighting and tiled flooring add further character, while the original fireplace/stove creates an attractive focal point and complements the cottage aesthetic.



OVERVIEW

Beautifully refurbished three-bedroom
Cheshire cottage

Idyllic Daresbury village location

Stunning contemporary kitchen

Spacious sitting room with log-burning
stove

Stylish shower room

Large rear garden

Oak-framed covered outdoor
entertaining area

Utility outbuilding



To the first floor, the landing provides access to three bedrooms. The principal bedroom and second bedroom are both well-proportioned, with fitted storage incorporated into the accommodation, while the third bedroom provides excellent versatility as a child's room, guest bedroom or home office. Completing the first floor is a striking contemporary shower room, finished with herringbone-pattern tiling, a large walk-in shower enclosure and a characterful vanity unit with stone basin.

Externally, the property is particularly impressive and enjoys considerably more outside space than might ordinarily be expected of a village cottage. Immediately adjoining the rear of the house is an attractive composite deck with an oak-framed covered pergola, creating a superb sheltered seating and dining area which can be enjoyed throughout much of the year.

Beyond this, the garden opens into an extensive lawn enclosed predominantly by mature hedging, providing an excellent degree of privacy and a wonderful feeling of space. Established planting, traditional stone and cobbled pathways and mature trees further enhance the cottage garden setting.

A useful detached outbuilding provides approximately 95 sq ft of additional space and is currently utilised as a utility and storage room, keeping laundry and household facilities







conveniently separate from the main accommodation. Offering approximately 926 sq ft of internal living accommodation, together with the additional outbuilding, this is an exceptionally appealing village home where period character, high-quality modernisation and an unusually generous garden combine to excellent effect, all within the highly regarded rural surroundings of Daresbury.

LOCATION

Daresbury village boasts first-class access to shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

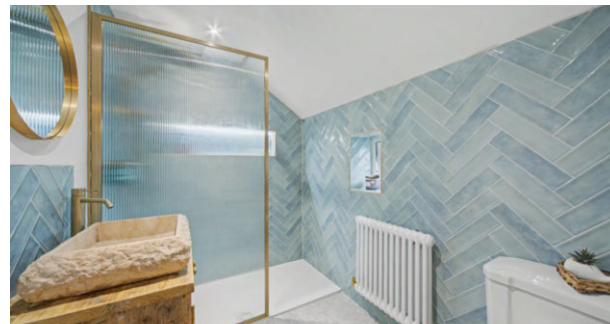
SatNav: WA4 4AJ

TENURE

Freehold

LOCAL AUTHORITY

Halton Borough Council - Council Tax Band D



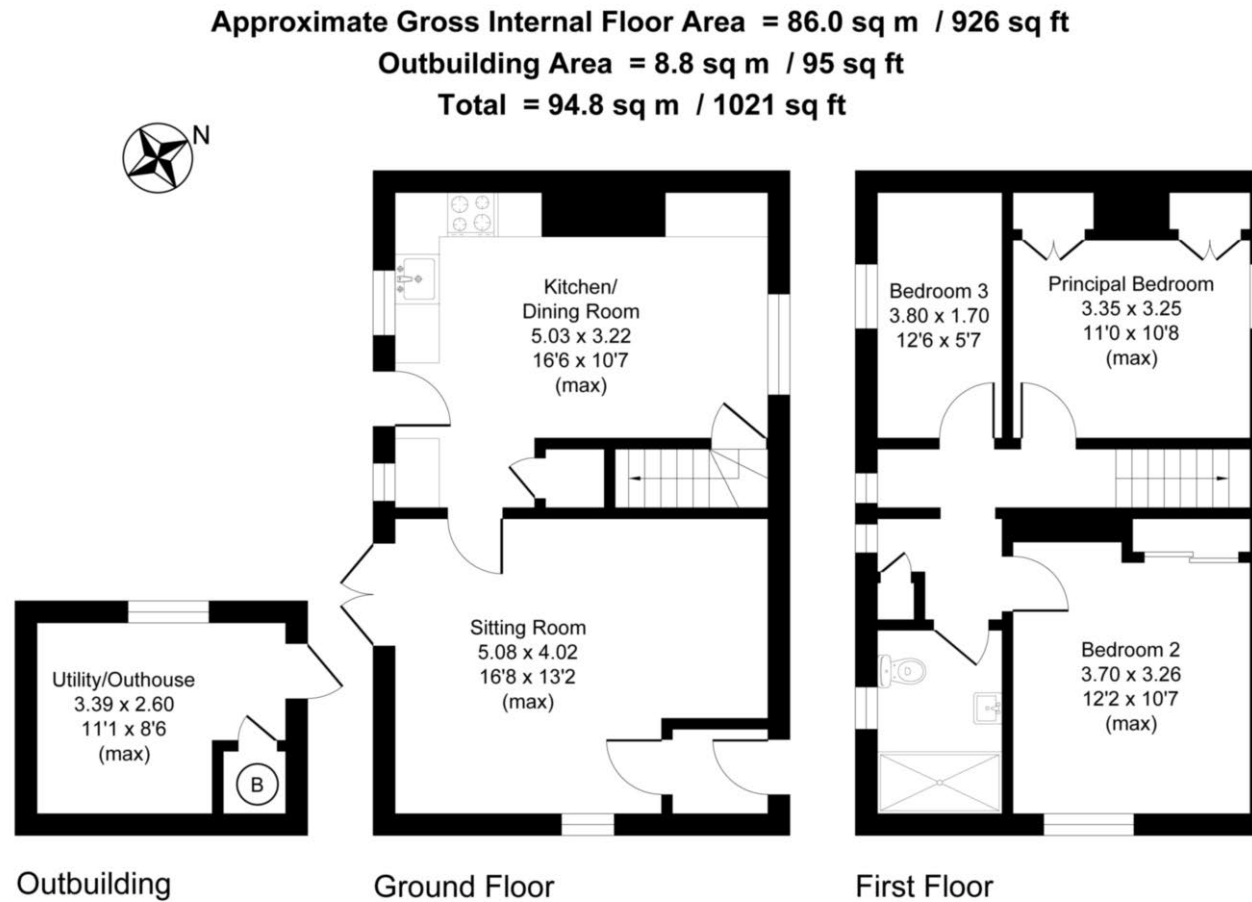
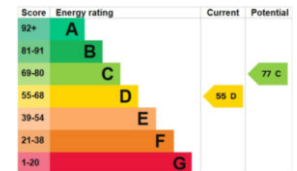


Illustration for identification purposes only, measurements are approximate, not to scale.

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