



**GASCOIGNE
HALMAN**

1 STATION COTTAGES, STATION ROAD,
MOULDSWORTH, CHESTER

THE AREAS LEADING ESTATE AGENT



1 STATION COTTAGES, STATION ROAD, MOULDSWORTH, CHESTER

£435,000

A beautifully presented character cottage with large gardens, in a secluded position in sought after rural Mouldsworth.

Station Cottages is a row of just four pretty character homes tucked away in a secluded position in Mouldsworth. The sale of this property represents a rare buying opportunity as this is the first of the houses to be offered for sale in over 20 years. This demonstrates that people love living here and it is easy to understand why.

The setting of the cottage is lovely. It is at the end of the row, approached over a private sweeping driveway opening to a large gravel driveway, leading to a garage.

Once inside, the interior is packed with character and quality. It has been maintained to a high standard throughout and extensively refurbished by our clients combining period charm with modern refinements.





The ground floor offers two spacious living rooms and a large kitchen/dining room with bespoke high quality cabinets, built in appliances and a Watson oil fired range cooker. There is a utility room and a smart, recently refurbished shower room. On the first floor are two double bedrooms and a large bathroom fitted with a Victorian style suite.

The gardens extend to three sides including a paved courtyard area to the rear with outbuilding and summerhouse. There is a large lawn to the front plus further patio area.

LOCATION

Mouldsworth is one of most popular rural village locations in this area. It offers peace and tranquility, the natural beauty of open countryside yet it is ideally placed for access to a range of local facilities and for transport links. Delamere Forest is close by with walking, cycling and horse riding. There are popular primary schools in nearby Manley and Ashton Hayes, a highly regarded public house/restaurant with bowling green in the village.. Nearby Mouldsworth railway station is on the Chester to Manchester line with trains to Chester taking just 12 minutes. The area enjoys excellent road communications being four miles from the M56 motorway allowing for ease of access to the M6 and national motorway network permitting daily travel to Manchester and Liverpool. Liverpool and Manchester airports are 20 and 27 miles respectively and there are good rail links to London with a two hour inter-city service to Euston from Runcorn.

TENURE

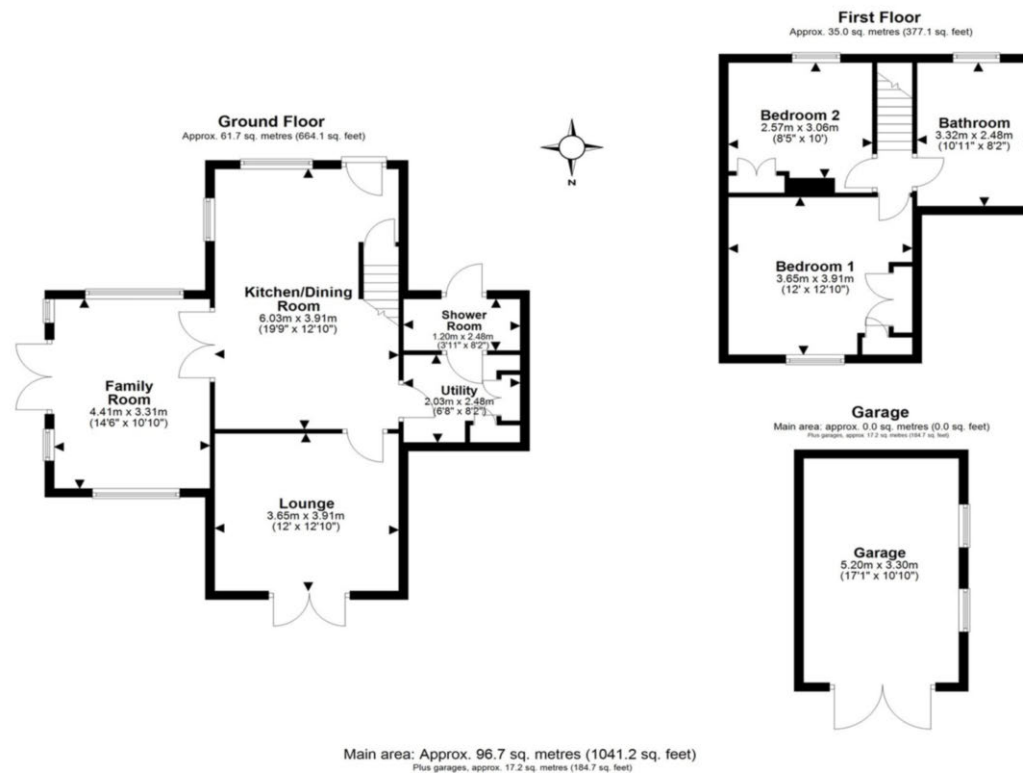
Freehold

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current F.



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