



**GASCOIGNE
HALMAN**

HILLSIDE ROAD, FRODSHAM, EPC:D CTAX:A - UNIQUE, CHARACTER
COTTAGE IN THE FAVOURED OVERTON AREA OF FRODSHAM

THE AREAS LEADING ESTATE AGENT



HILLSIDE ROAD, FRODSHAM, EPC:D CTAX:A - UNIQUE, CHARACTER COTTAGE IN THE FAVOURED OVERTON AREA OF FRODSHAM

£350,000

A unique, beautifully converted cottage located on a private drive in the heart of Overton. Offering spacious accommodation packed with quality and period features including an inglenook fireplace, antique oak doors, stained glass panels and exposed beams.

This character cottage enjoys an excellent position, at the heart of Overton, a highly sought after area of Frodsham. It is a home with much to offer than initially meets the eye and can only be appreciated on internal inspection.

The layout combines a large open plan living/dining room and a spacious, superb fitted kitchen. Period features and unique reclaimed materials have been introduced throughout creating a warm, welcoming atmosphere. On the first floor are two good sized double bedrooms, a third single bedroom/office and two bathrooms, one being en-suite.





The property is set back from Hillside Road with access via a private driveway shared with two other homes. There is a low maintenance, private courtyard garden.

LOCATION

The property is situated in the heart of the Overton Conservation area and within one of the most sought after parts of Frodsham. The historic Grade I listed St Laurence's Church lies at the heart of the community, dating back 1180 and the conservation area also includes many other fine individual character buildings. The area is served by a well regarded primary school and two popular pubs. There is easy access to open countryside and walks on Frodsham Hill are on the doorstep. There are excellent recreational and leisure facilities available nearby with the centre of Frodsham within a 10 minute walk locally offering a good selection of shops, cafes, bar and restaurants. The road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

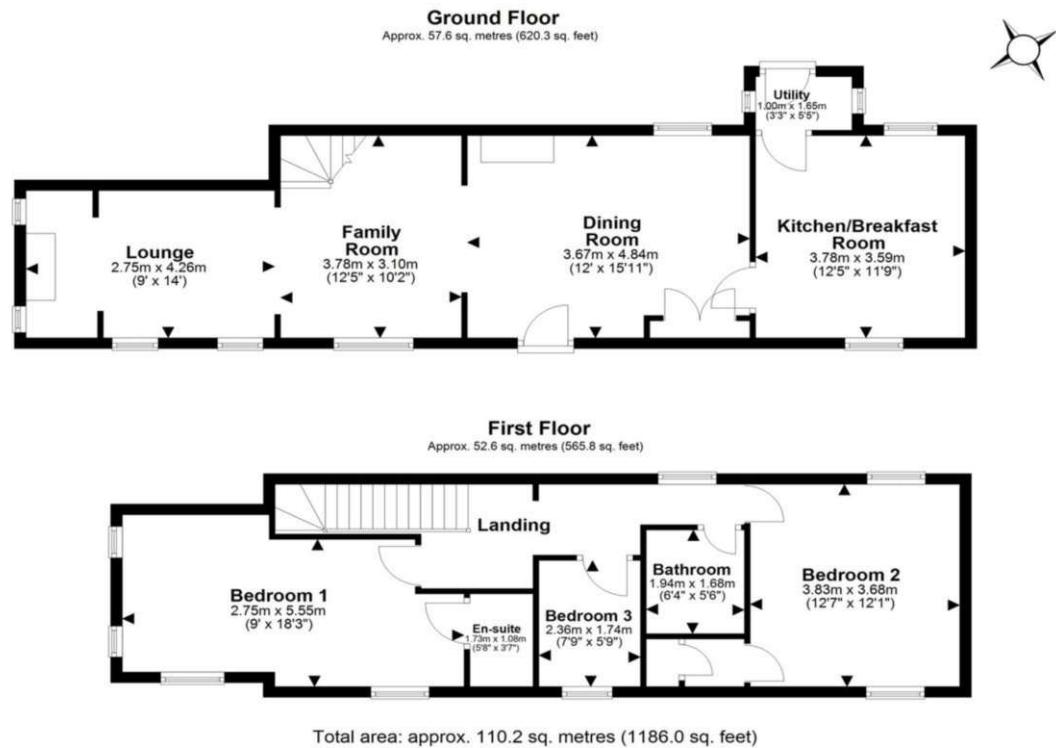
Freehold.

COUNCIL TAX

Band A. Cheshire West & Chester

EPC RATING

Current D.



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