



Falcon Cottage, Bellemonte Road, Frodsham

Frodsham

Offers Over £200,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Falcon Cottage, Bellemonte Road

Frodsham

A quirky, unique character cottage enjoying an enviable position, in the heart of Overton.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Character Cottage in Sought After Location
- A Unique and Appealing Property
- Potential for Modernisation and Improvement
- Private Rear Garden
- Two Bedrooms



Falcon Cottage, Bellemonte Road

Frodsham

A quirky, unique character cottage enjoying an enviable position, in the heart of Overton. The sale of Falcon Cottage represents a rare opportunity to acquire a home within one of the most sought-after parts of Frodsham at a competitive price.

The property is believed to have originally been a local quarry workers cottage, linked to the nearby sandstone quarry. The structure is part sandstone, part brick, charting the history of it's past, spanning well over 100 years. The house as a warm feeling with accommodation retaining character features such as exposed sandstone and cottage doors. There is also great potential for improvement and updating, allowing new owners the chance to inject capital and their own personal style.

The layout includes a lounge, dining area and split-level kitchen. On the first floor are two bedrooms and a bathroom. There is a secluded garden to the rear.

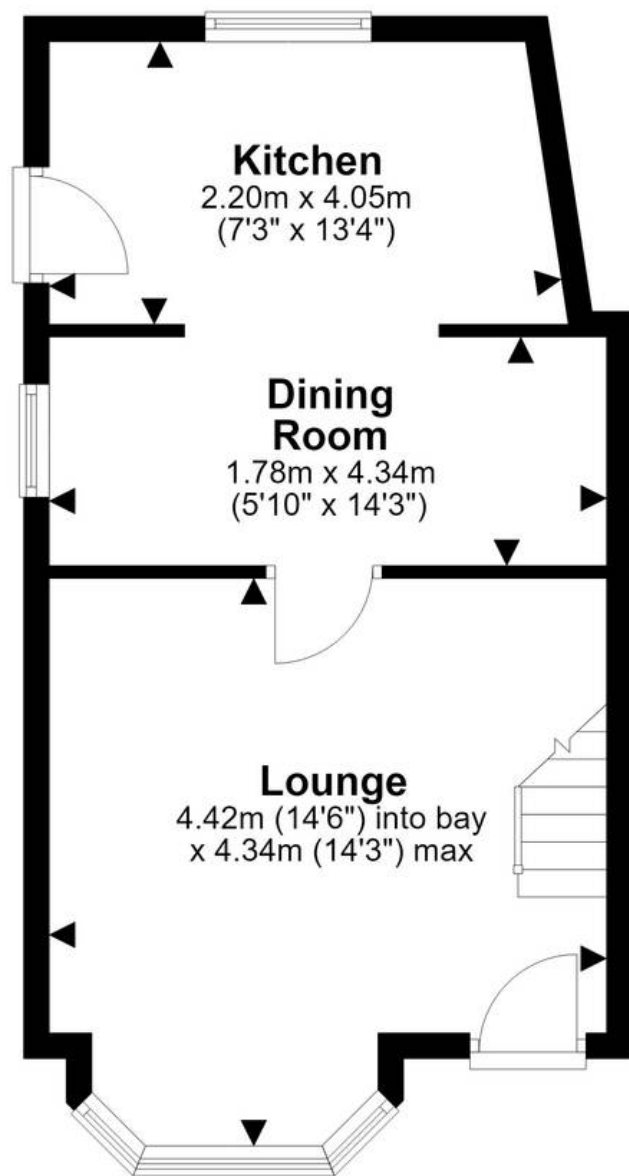
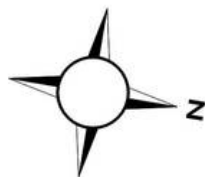
LOCATION

The house is situated within the Overton area of Frodsham, a most sought-after residential location nestling on the slopes of Frodsham Hill. The historic Grade I Listed St Laurence's Church is at the heart of the community and the house lies within the catchment for the well-regarded Church of England Primary School. Overton also boasts three excellent pubs. The centre of Frodsham is just over 1 mile away with a good range of shops and services. The house is also ideally placed for access to open countryside with The Sandstone Trail passing close by leading to Frodsham Hill and beyond. Delamere



Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Kitchen

2.20m x 4.05m
(7'3" x 13'4")

Dining Room

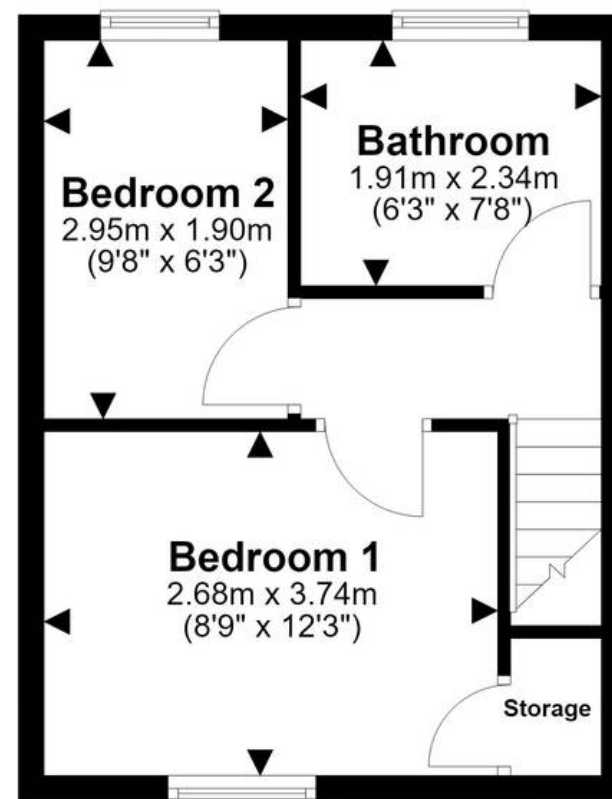
1.78m x 4.34m
(5'10" x 14'3")

Lounge

4.42m (14'6") into bay
x 4.34m (14'3") max

First Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



Bedroom 2
2.95m x 1.90m
(9'8" x 6'3")

Bathroom
1.91m x 2.34m
(6'3" x 7'8")

Bedroom 1
2.68m x 3.74m
(8'9" x 12'3")

Storage

Total area: approx. 59.1 sq. metres (636.0 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



THE AREA'S LEADING ESTATE AGENCY