



**GASCOIGNE
HALMAN**

COMMONSIDE, ALVANLEY, CTAX:F EPC:D - A CHARACTER
1930'S BUILT DETACHED HOUSE IN A LOVELY RURAL SETTING

THE AREAS LEADING ESTATE AGENT



COMMONSIDE, ALVANLEY, CTAX:F EPC:D - A CHARACTER 1930'S BUILT DETACHED HOUSE IN A LOVELY RURAL SETTING

£765,000

A distinctive and characterful 1930's built detached family set in 0.24 acre South facing gardens, in a prime rural setting with enviable far reaching views.

We are delighted to bring to the market this lovely detached home offering a combination of features creating a really strong proposition.

The location is ideal, on the edge of Alvanley village, surrounded by open countryside yet within easy reach of excellent local facilities, Helsby and Frodsham and popular schools. The mature gardens extend to approximately 0.24 of an acre and provide plenty of space for leisure and enjoyment and views over the adjacent countryside.





Turning to The Croft itself, the house is packed with 1930's character and appeal but sympathetic extensions and improvements have created a home offering accommodation perfectly aligned to modern family life.

The accommodation extends to almost 2050 square feet (190 sq m) with ground floor features a welcoming hallway with cloakroom/WC off. A door leads to a large garage currently in use as a utility room and store. The main living room is of excellent proportions and has double doors opening onto the rear garden and a fitted log burning stove. There is a separate sitting room with an AGA log burner. Parquet flooring runs throughout the hallway and living rooms. The kitchen/breakfast room provides ample space for informal dining and also has doors opening onto the gardens.

On the first floor are four good sized double bedrooms with three bathrooms, two being en-suite. The loft is boarded and provides excellent storage. The first floor rooms all enjoy superb views over the adjoining countryside with the rear bedrooms taking in Alvaney Cricket Club and beyond to the Peckforton Hills.

The Croft is set on a large private plot extending to almost a quarter of an acre. There is extensive driveway parking to the front whilst the South facing rear garden offers an expanse of lawn, established trees and shrubs and gardens storage.

LOCATION

Alvanley is a small rural village surrounded by open countryside but also enjoying convenient access to a range of local facilities and to the regions transport links.

The village has a popular primary school and village pub and also offers some excellent country walks with The Sandstone Trail passing nearby. Delamare Forest is within a few minutes by car, bike or a brisk 20 minute walk. Helsby High School is approximately 1.5 miles away and there are local shops in Helsby including a Tesco supermarket. Frodsham is a few minutes away by car with a good selection of shops, bars and restaurants. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst other parts of the North West and beyond can be reached via the road, rail and motorway networks.

TENURE

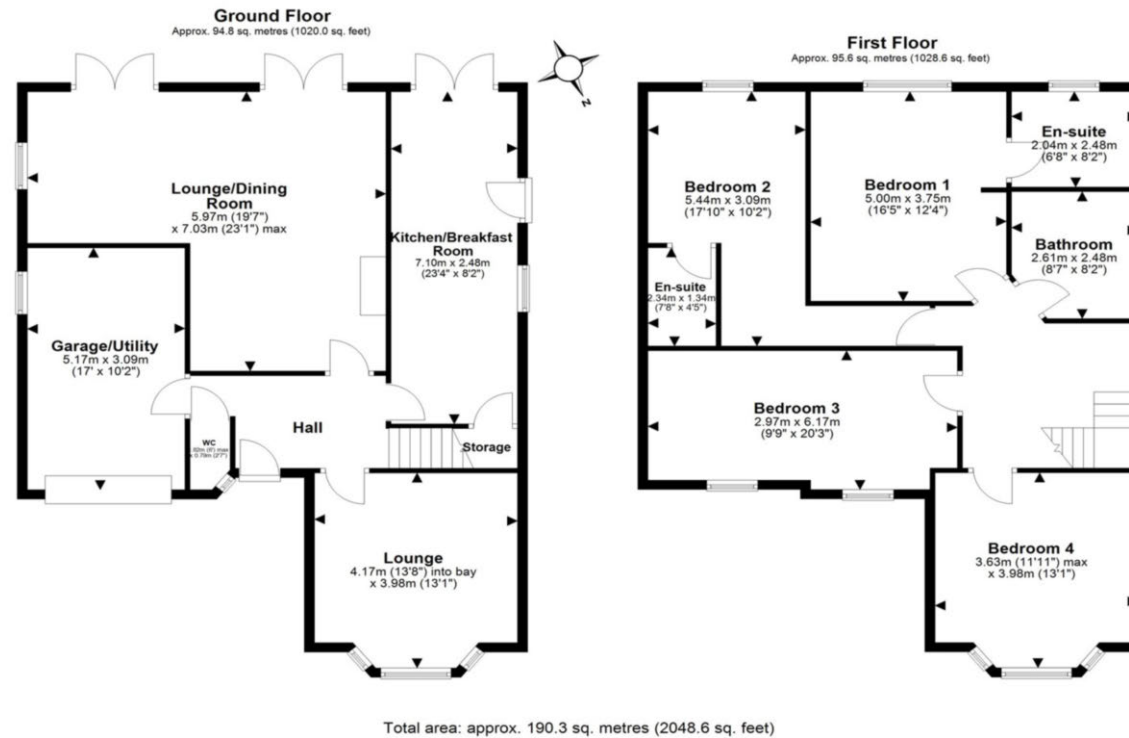
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current D.



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