

Hallgarth Kingsley Road, Frodsham

Frodsham

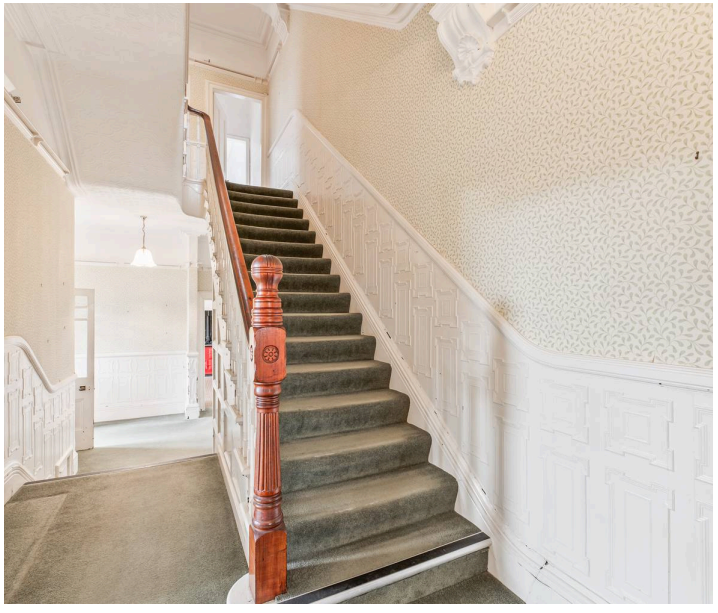
Offers in Region of £625,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Hallgarth Kingsley Road

Frodsham

A rare chance to acquire an iconic Victorian semi-detached house, offering substantial accommodation with great potential, set in private 0.4 acre gardens.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- An Impressive and Substantial Victorian Residence
- An Exceptional Opportunity
- 0.4 Acre Private Mature Gardens
- Great Potential For Modernisation and Improvement
- Over 3500 Square Feet Excluding Large Two Storey Garage/Workshop
- Arranged Over Three Floors plus Cellar









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A rare chance to acquire an iconic Victorian semi-detached gentleman's residence, offering impressive and very substantial accommodation with huge potential, set in private mature gardens, extending to 0.4 of an acre.

Offered to the market for the first time in almost 40 years, the sale of Hall Garth represents an extremely rare buying opportunity and is likely to attract considerable interest. The house has been competitively priced in recognition that it now requires significant investment and capital expenditure to realise its full potential - but therein lies the excitement of the purchase.

The property retains many character features with striking and distinctive aesthetic appeal. It is a home of scale and grandeur, built in the late 19th Century by a wealthy family for their own occupation. It was constructed by skilled tradesmen using quality materials. The brickwork detailing is remarkable and internally, there are original features throughout including coved and decorative ceilings, high skirtings and the original staircase. It can only be fully appreciated on closer inspection.

The property offers substantial accommodation, extending to over 3500 square feet, excluding a large two storey former coach house/garage/workshop at the rear.



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The accommodation is extensive and when sensitive renovations have been completed, this will be the most delightful home to live in.

It is set back from the road and approached over a sweeping driveway. There are access doors to the front, side and rear. The main hallway is a large and welcoming space with doors leading off to the two principal living rooms. The lounge at the front is a large bright room with a wide bay window overlooking the front garden. The rear reception room also has a bay window overlooking the side garden. A large kitchen/breakfast room lies beyond with a gas fired AGA. The utility room is located at the back of the house with original porcelain sink and a door leading to a walled yard and brick-built outbuilding.

The two upper floors feature five double bedrooms, shower room and separate WC. A large full height cellar is beneath the lounge offering excellent options for storage and possible further development.

The former coach house to the rear has a wide door opening and high ceiling so could accommodation a larger vehicle comfortably. Above the garage is the old hay store that could be used for storage or possible home office use.

The gardens extend to approximately 0.4 of an acre with lawns, flower beds, trees and shrubs.




ZUENA









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