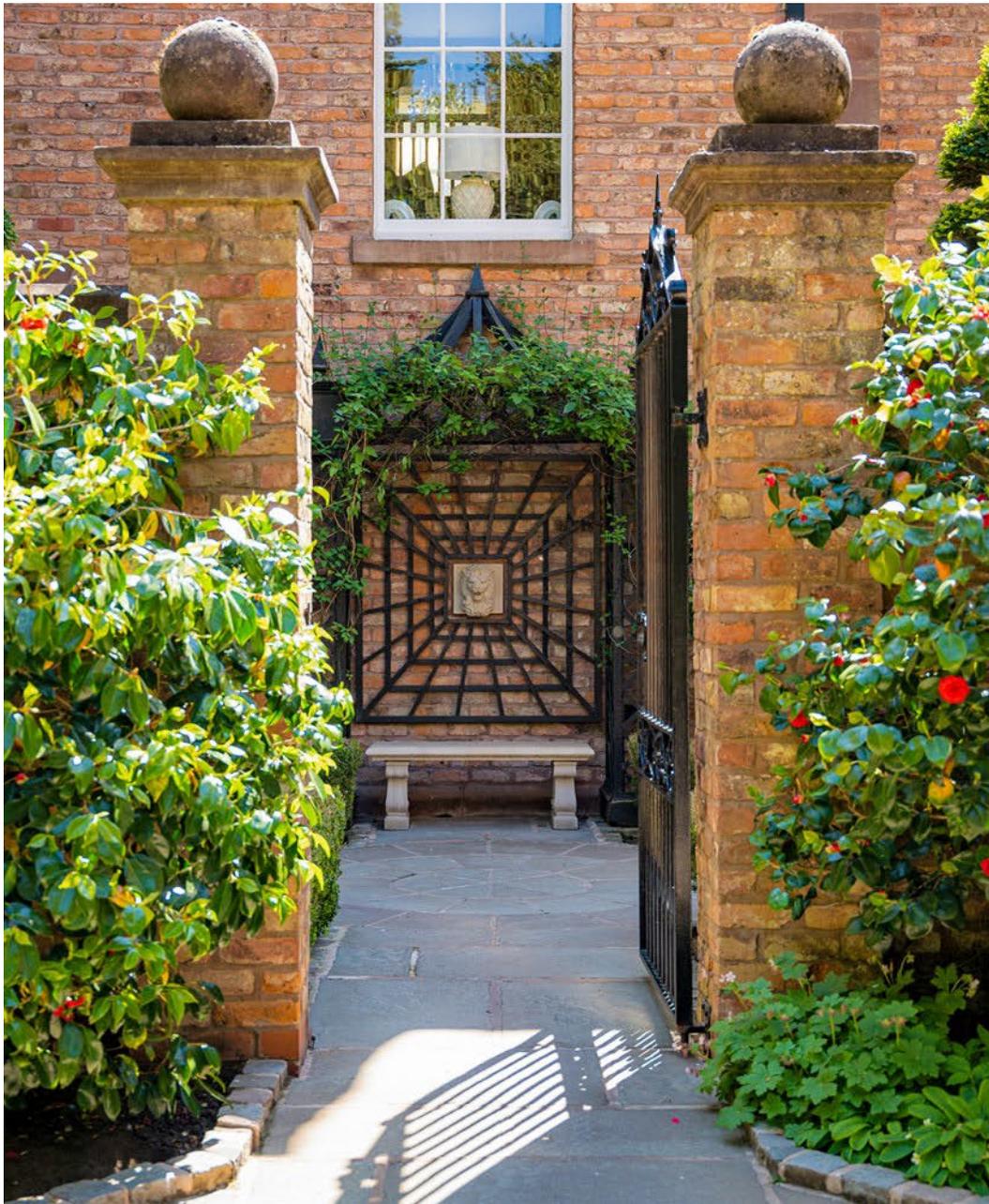




**GASCOIGNE
HALMAN**

CROSSLEY HOUSE, CROSSLEY PARK, MANLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



| INCREDIBLE 8435 SQUARE FEET PROPERTY WITH SENSATIONAL VIEWS IN CROSSLEY PARK

CROSSLEY HOUSE, CROSSLEY PARK, MANLEY, FRODSHAM

Guide £2,500,000

An iconic Bell Meadow constructed handsome, substantial, versatile and remarkable 8435 square feet residence with detached treble garage, self contained apartment, 1.22 acre plot and incredible views

Andrew Hayes (Frodsham) and Robert Reed (Tarporley) on behalf of Gascoigne Halman are very proud to offer for sale Crossley House, a special home of unique and special magnitude.

It is truly remarkable property and is offered to the open market as a particularly rare buying opportunity. Constructed in 1999 by Bell Meadow for the personal enjoyment of one of its Directors, this is a home embedded with quality in every detail both inside and out.

This handsome home boasts a striking mock Georgian exterior, establishing it as a landmark home and is without question a dream purchase for years of future enjoyment.



CROSSLEY HOUSE

Iconic and Handsome Detached Residence

Substantial and Versatile Accommodation

Extending to Over 8400 SQ FT

Detached Triple Garage with Apartment Above

Seclude 1.22 Acre Landscaped Garden and Woodland

Accommodation Over Three Floors

Six Bedrooms and Four Bathrooms

Quality and Attention to Detail Throughout

Elevated Panoramic Views

Just 3 Miles From Frodsham





CROSSLEY HOUSE, CROSSLEY PARK, MANLEY, FRODSHAM

INTRODUCTION

Andrew Hayes has a particular knowledge of Bell Meadow from his experience of this development and Robert Reed from the extensive number of Bell Meadow Houses sold in Tarporley. People who buy them always go on to love them but even with all this collective experience of Bell Meadow's beautiful homes, Crossley House is utterly unique and is a one off unchallenged buying opportunity.

UNPARALLELED VIEWS AND EXPANSIVE GROUNDS

From its elevated position, Crossley House commands spectacular, far-reaching views. These vistas extend towards Chester, the majestic peaks of Snowdonia, the Welsh Hills, Llangollen, and Manley Mere, offering a truly breathtaking backdrop to daily life. Delamere Forest can be accessed directly within fifteen minutes walk of the front door of the house.

The property is set within generous grounds spanning 1.22 acres. This expansive plot commences with a private gated driveway that leads to extensive off-road parking and turning area for a multitude of vehicles. Great for day to day life, even better when entertaining larger gatherings.

The grounds also encompass a detached outbuilding, comprising a triple garage with an apartment situated above, magnificent lawn gardens, an area of woodland and numerous feature terraces and designated alfresco dining areas, perfect for entertaining or quiet enjoyment.

The key feature to note is that the gardens are both exceptionally private and maintained and to the highest of standards. This almost magical external environment provides maturity, colour and establishment twelve months a year.

EXCEPTIONAL INTERNAL SPECIFICATION

Internally, Crossley House extends to a substantial 6,733 square feet, thoughtfully spread over three floors. The property benefits from an outstanding build specification, expertly combining grandeur and spectacular spaces with a profound sense of homeliness and warmth throughout. The house has traditional high









ceilings, deep decorative moulded cornice and beautiful fireplaces to ground and first floors.

DETAILED INTERNAL LAYOUT

Ground Floor

At ground level, the property offers three spacious reception rooms, a well-appointed breakfast kitchen, and a practical utility room. A notable feature of this floor is the lovely bespoke staircase gracing the grand reception hall, complemented by many charming feature fireplaces that add character and visual focal points.

First Floor

The first floor commences with a welcoming landing area, which also serves as a delightful library space. This floor provides three en-suite bedroom suites, each designed to offer comfort and privacy and notable for the large windows, magnificent views and excellent proportions.

Second Floor

The second floor presents a distinct and versatile space. Accessed via a separate staircase, in addition to from the main staircase, it includes two further bedrooms, a bathroom, a lounge, a large breakfast kitchen, and a useful store area. This independent layout offers potential for various uses, such as guest accommodation or a private living quarter.

DETACHED TRIPLE GARAGE WITH APARTMENT

Adding to the property's versatility is the detached triple garage with apartment above it. This self-contained space includes a bedroom and a bathroom, offering additional living accommodation or a private guest suite. Alternatively this could be used as a break out leisure space with pool table and cinema screen or an ideal quiet work from home hub.

SUPERB CONDITION

Throughout, the condition of Crossley House is superb, reflecting the meticulous care and attention it has received from the present





owners, day in and day out. This property is ready to be enjoyed by its next discerning owner.

SQUARE FOOTAGES

House total 6733. Ground floor 2379, First Floor 2378, Second Floor 2026.

Outbuilding total 1652. Garage 911. Apartment 741.

Overall combined 8435.

THE SETTING

Crossley Park is a private and secure gated development of nine individual houses of exceptional quality and architectural design, built by the award-winning company Bell Meadow in 1999. It was the vision of the developer to create individual houses using the finest materials and exceptional design to recreate the elegance of the period style and craftsmanship of the past with the advantages of modern construction.

The houses are set in 16 acres of private communal landscaped lawn areas including a tennis court with stunning views over the surrounding countryside with adjoining protected woodland, all owned by the properties. It is approached from a country lane via an impressive gated entrance and is widely regarded as one of the most exclusive gated developments in the region.

LOCATION

The property occupies a lovely tucked away setting amidst stunning rural roads, widely regarded as one of the most sought after parts of the County of Cheshire. It is situated in a rural yet most accessible area with local services in the nearby market town of Frodsham, 3.5 miles distant, the popular village of Tarporley and the city centre of Chester, the latter two both being only 11 miles away. Schooling is well provided for in the area with the Kings, Queens and Abbeygate schools in Chester, The Grange at Hartford and local primary schools in the villages of Manley and Ashton Hayes as well as a broad array in Frodsham and Helsby.

On the recreational front there golf courses at Delamere, Sandiway and Tarporley, motor racing at Oulton Park, polo at

Little Budworth and horse racing at Chester, Haydock and Aintree.

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, Liverpool, The Potteries and Birmingham. Liverpool and Manchester international airports are both commutable and there are good rail links to London from several local stations including Frodsham, Runcorn and Crewe.

TENURE / SERVICES / VIEWINGS / MANAGEMENT CHARGE

TENURE We believe the property is freehold tenure.

SERVICES We understand that mains gas electricity and water are connected. Private drainage to a water treatment plant.

VIEWING Viewing by appointment through the Agents Frodsham or Tarporley offices.

MANAGEMENT CHARGE The owners of each property have an equal membership in the Crossley Park (Manley) Co. Ltd, which manages common areas including a central green, gated entrance and roadways, lighting and services including the tennis court and water treatment plant. Each resident is responsible for their percentage share of the total cost of running the Estate and contributing to the sinking fund annually. A management charge of £2350 per year is currently payable.

WANT TO MOVE BUT NEED TO SELL?

If you are interested in this property but need to sell your own home in Cheshire, South Manchester or the Peak District, Gascoigne Halman can provide a free, no obligation market appraisal and valuation of your own home. We are proud to be the leading estate agent in the area, with a network of twenty three offices - full contact details can be located on our website. Andrew Hayes is the manager of Frodsham and Robert Reed the manager of the Tarporley office.

NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the







particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Tarporley is one of Cheshire's most highly regarded villages, well located within South Cheshire. It is renowned for its beautiful and architecturally striking Georgian High Street which has landmarks including the Swan Hotel and a delightful historic parish Church.

The village boasts a diverse selection of amenities including a community centre, tennis courts, two convenience stores, fashion boutiques, cafes, restaurants, four public houses, doctors surgery, dentists, three Churches and an extensive bus route that includes access to Chester City Centre.



The village is also renowned for its excellent educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford, Bishop Heber High School in Malpas and in Chester with the impressive choice of Kings, Queens and Abbeygate. Many of the villages around Tarporley have their own local primary schools, many of excellent repute..





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FRODSHAM OFFICE

01928 739777 or 01829 707885

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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HALMAN**