



The Old Stablehouse Dobers Lane, Frodsham

£1,150,000

Frodsham

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Frodsham

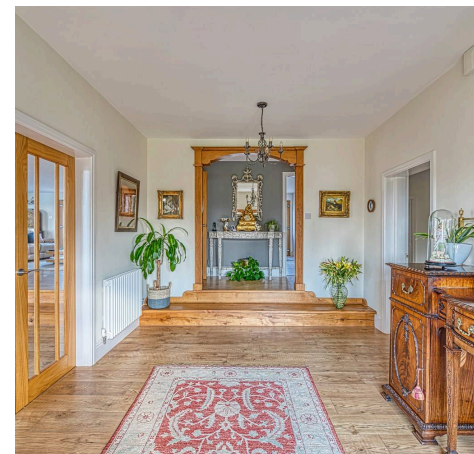
A unique and impeccable detached house of over 4200 sq ft, in a stunning rural setting with uninterrupted panoramic views to The Welsh Hills, enjoying private 0.7 acre gardens with double garage and a range of excellent outbuildings. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Substantial Range of Brick Built Outbuildings
- A Unique and Impeccable Detached House
- Refurbished and Renovated High Quality Accommodation
- Four Bedrooms and Four Bathrooms
- Superb Rural Setting just 2.5 miles from Frodsham
- Large 0.7 Acre Landscaped Gardens
- EPC Rating - Current C



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This is a special home without comparison in the locality offering superbly presented, extensively refurbished accommodation that exudes style and sophistication, in a peaceful rural setting, just 2.5 miles away from the centre of Frodsham.

Since 2017, the property has been subject to a painstaking and meticulous renovation with no expense spared. Works included replacement of all windows and doors, new heating system, electrical rewiring with solar PV panels and battery storage resulting in significantly lower running costs, new render finish and comprehensive internal refurbishment. High quality kitchen and bathroom fittings have been introduced and the entire house has been redecorated in a modern contemporary finish with high grade refinements.

The layout is extremely spacious yet retains a homely feel.

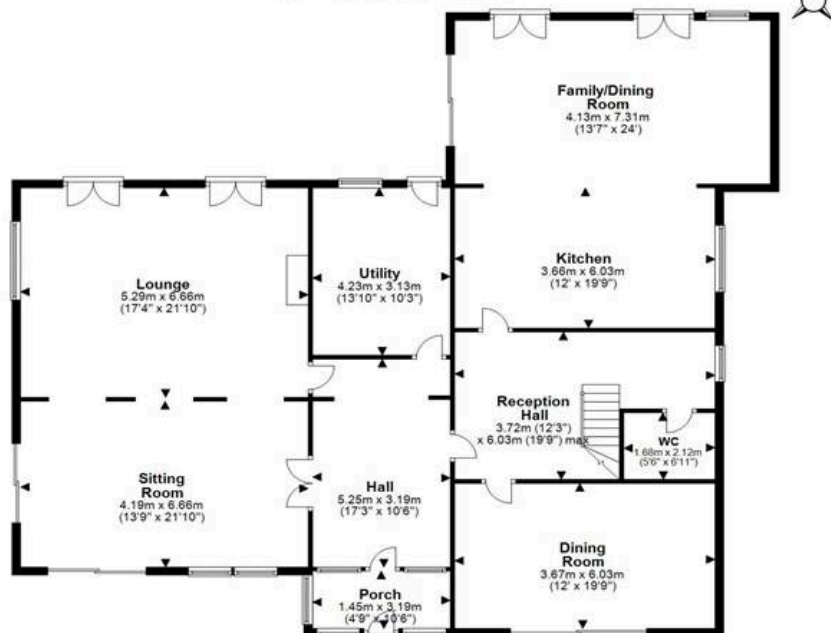
The ground floor offers large open plan living areas for entertaining guests with smaller intimate spaces for the family to socialise and relax. To the first floor, the principal bedroom is an impressive and luxurious room with incredible panoramic views, built in storage, walk in dressing room, an en-suite bathroom and access to a private home office. There are three further double bedrooms and three additional bathrooms.

The house stands slightly elevated from the lane in large gardens extending to approx. 0.7 of an acre.

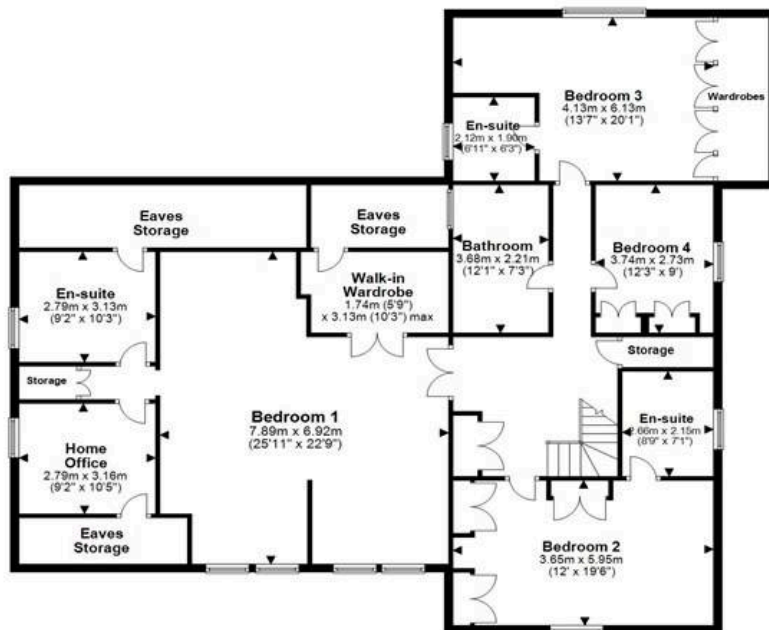
There is a long driveway with ample parking and turning space plus a large double garage. There is



Ground Floor
Approx. 199.7 sq. metres (2150.0 sq. feet)

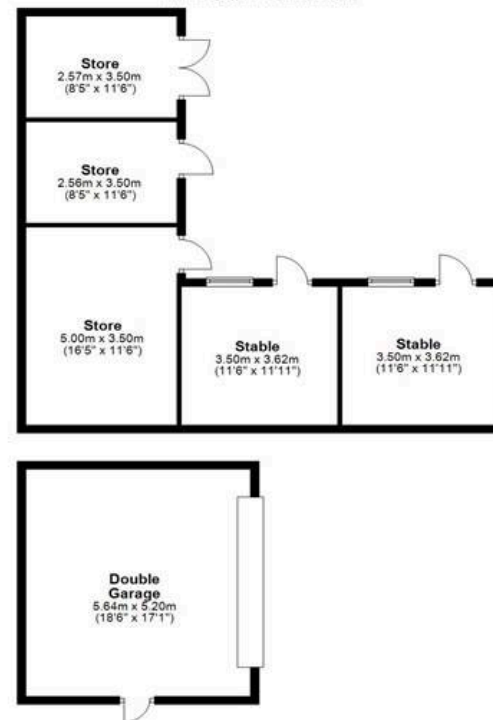


First Floor
Approx. 194.7 sq. metres (2098.1 sq. feet)



Main area: Approx. 394.5 sq. metres (4246.2 sq. feet)
Plus garages, approx. 29.3 sq. metres (315.7 sq. feet)
Plus outbuildings, approx. 62.2 sq. metres (669.3 sq. feet)

Garage/Outbuildings
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 29.3 sq. metres (315.7 sq. feet)
Plus outbuildings, approx. 62.2 sq. metres (669.3 sq. feet)



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



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