



4 New Cottages New Pale Road, Kingswood

Frodsham

£375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 New Cottages New Pale Road

Kingswood, Frodsham

A beautifully refurbished character property in a superb rural setting, adjacent to Delamere Forest and with panoramic rural views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A Character Home in An Exceptional Location
- Panoramic Rural Views
- Recently Refurbished Throughout
- Open Plan Kitchen/Diner
- Garden Room/Studio



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This property enjoys arguably one of the most sought after locations in this area. It is on a quiet country lane with access to Delamere Forest on the doorstep and magnificent far reaching views to the front and rear, encompassing beautiful open countryside and the Welsh Hills. It also lies less than 3.5 miles from the centre of Frodsham with it's excellent amenities and transport links.

The house has been comprehensively refurbished and extended in recent years. High quality workmanship and an attention to detail is evident throughout. Works included electrical re-wire, new double glazed windows and doors, new heating system, a log burning stove, new kitchen and bathroom fittings, the addition of a substantial garden room and complete redecoration. The end result is an impeccable home with long term quality.

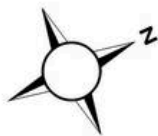
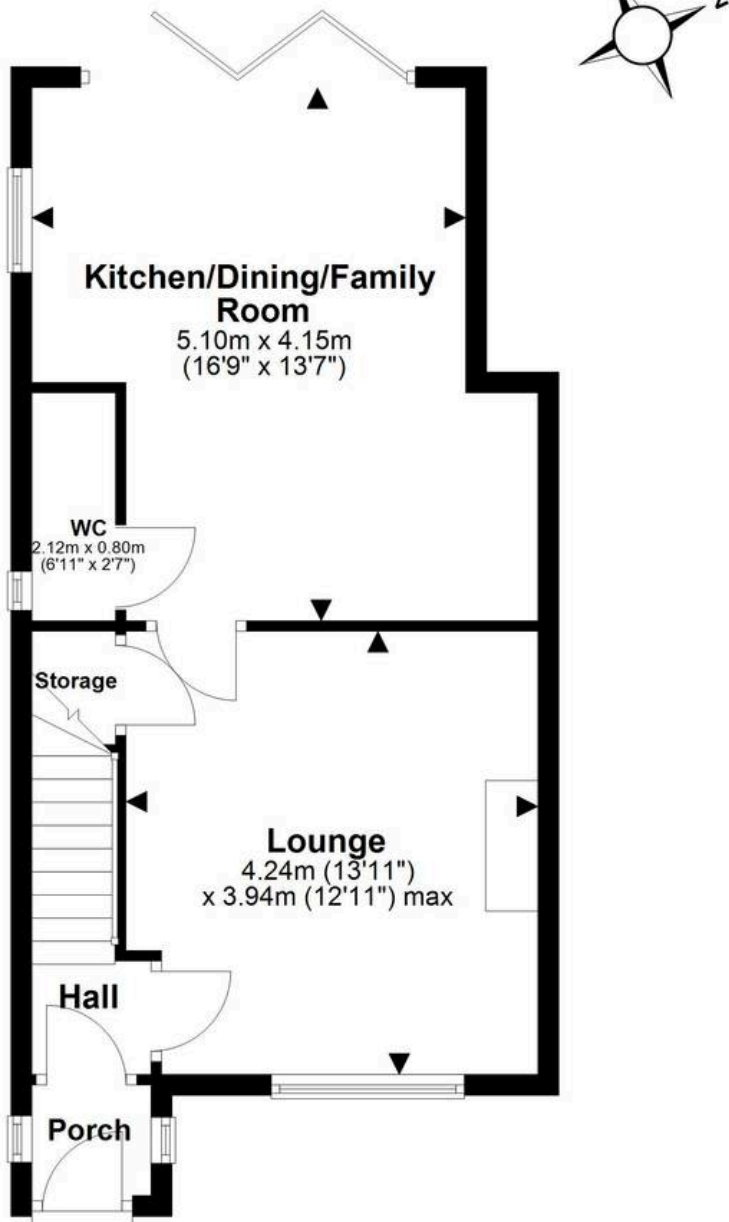
The property retains the feel of a rural cottage encompassing character and appeal yet the layout and features are perfectly aligned with modern living. There is a porch and hallway and a living room to the front. This room has a fitted log burning stove and bespoke study furniture and bookshelves. The open plan kitchen/dining room is a wonderful space for entertaining with wide sliding doors opening to the garden offering panoramic views over farmland and beyond. There are modern fitted cabinets and built in appliances. A cloakroom/WC completes the ground floor. On the first floor are two double bedrooms and a spacious shower room.

There is a gated driveway to the front with plenty of parking. There is a large storage shed to the side with access through to the garden with a wood store and bike shed. The rear garden is a real wow factor. It is



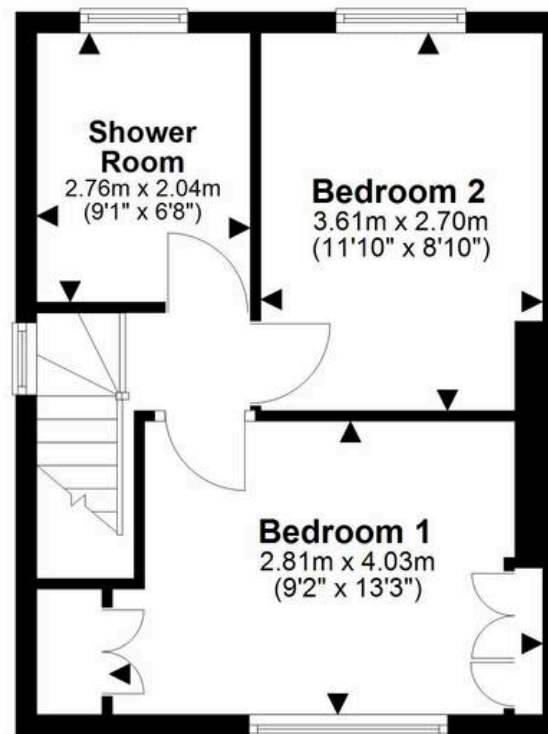
Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

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



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