



The Little Stable, Manor Farm Court, Langdale Way

Frodsham

£745,000

**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY



## The Little Stable, Manor Farm Court

Langdale Way, Frodsham

A superb Grade II Listed converted barn offering spacious, high-quality accommodation in an exclusive, walled and gated courtyard, located within easy reach of the centre of Frodsham. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Superb Grade II Listed Converted Barn
- Exclusive Gated Courtyard Setting
- Spacious High Quality Accommodation
- Character Features Throughout
- Tandem Double Garage and Ample Parking
- Private Landscaped South-Facing Garden
- Close to Centre of Frodsham





# The Little Stable, Manor Farm Court

Langdale Way, Frodsham

Manor Farm Court is a beautiful courtyard development of just 13 characterful Grade II Listed homes, approached via a private gated entrance, set within easy reach of the centre of Frodsham and all its facilities and popular schools. It is a setting that is ideal for growing families or for couples seeking a high quality, easy to manage home in superbly convenient yet secluded location.

The buildings are believed to date from the late-17th Century and formed part of one of Frodsham oldest farmsteads. They were carefully and sympathetically converted in the 1990's creating a hugely appealing place to live.

The Little Stable is ironically one of the largest houses and is a fabulous home with so many features. The interior is spacious and versatile, packed with character including exposed beams, natural brickwork, oak flooring and doors. This is balanced with high quality, stylish contemporary fitments and tasteful décor, creating a warm and welcoming atmosphere.



# The Little Stable, Manor Farm Court

Langdale Way, Frodsham

Entered via a wide stable door, the open plan hallway/dining room dining creates a sense of space and sophistication. Double doors open to an equally impressive living room with a smart log burning stove. The open plan kitchen/breakfast/family room includes a range of modern cabinets with granite and oak worktops. Double doors open to the rear garden, perfect for summer barbecues. There is a separate utility room and a cloakroom/WC completing the ground floor.

Upstairs there are four double bedrooms. The main bedroom has a luxurious en-suite shower room whilst the remaining bedrooms are served by a very stylish family bathroom.

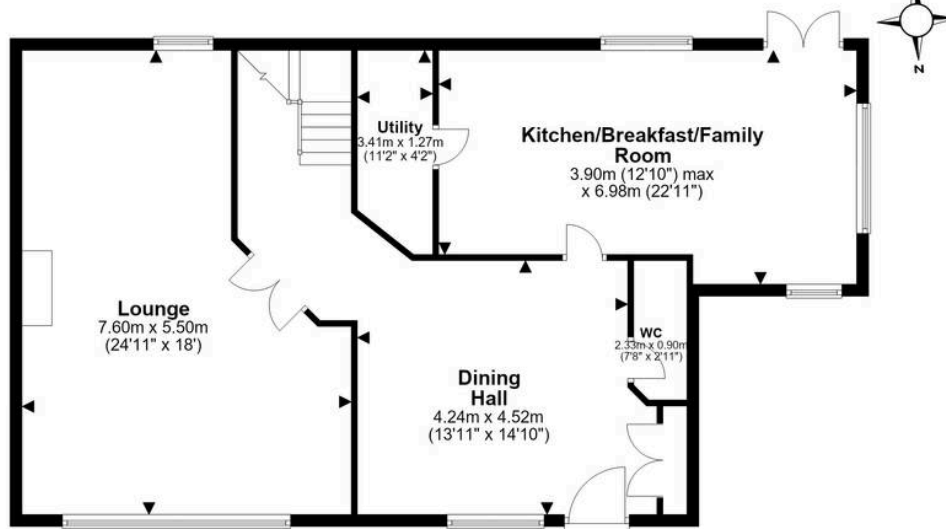
The property has plenty of parking to the front with EV charger, and a substantial tandem double garage located across the courtyard. The private South facing rear garden provides an easy to manage area to enjoy that is also ideal for outdoor entertaining. It is part walled and screened on all sides by established plants and shrubs. There is an Indian stone patio and outdoor fireplace. A detached studio is located to the rear.





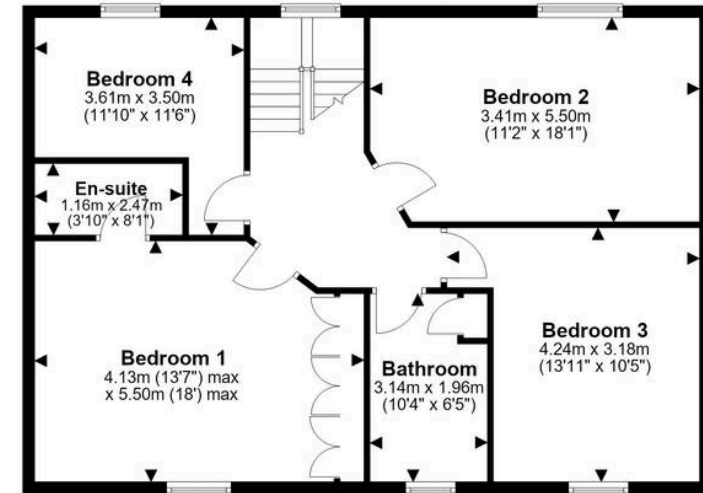
## Ground Floor

Approx. 97.1 sq. metres (1045.0 sq. feet)



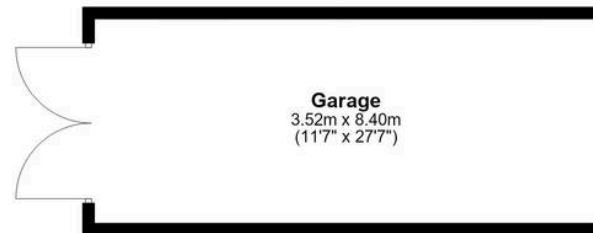
## First Floor

Approx. 84.8 sq. metres (913.1 sq. feet)



## Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 29.6 sq. metres (318.3 sq. feet)



Main area: Approx. 181.9 sq. metres (1958.1 sq. feet)  
Plus garages, approx. 29.6 sq. metres (318.3 sq. feet)

# Gascoigne Halman

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