



Frodsham



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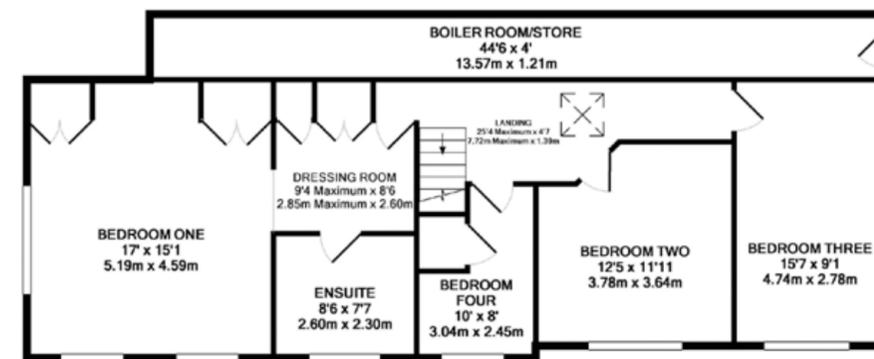
£600,000



*Valley Cottage is located in a secluded location with a semi-rural feel, partially surrounded by woodland which opens into incredible views. The location of Valley Cottage has to be seen to be fully appreciated. The original part of the Cottage was constructed in 1614 as a warrener's cottage to serve Castle Park. Whilst it has been extended over the years, the work that has been carried out is meticulous and in turn has created a home that is both traditional and modern in style. Viewing is Highly Recommended.*



GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ. FT.  
(81.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1042 SQ. FT.  
(96.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1918 SQ. FT. (178.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Floor Plans (Not to scale)

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# Valley Cottage

Bellemonte Road, Frodsham WA6 6BW

 3 Reception Rooms

 4 Bedrooms

 2 Bathrooms

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## LOCATION

The location of Valley Cottage is one of the biggest selling points, with accessible far reaching views over the River Mersey to Speke and even Liverpool itself. The views never fail to amaze, especially when you walk into the Master Bedroom. The surrounding Woodland and Garden are approximately 2 acres and are a gardener's dream having been designed with various sections including a Japanese Garden, a Knot Garden, a Summer House (previously a Tennis Pavilion) and a Patio Area for long summer nights either entertaining or just relaxing. It is worth mentioning that the Woodland within the boundary has been maintained and improved via a Management Plan funded by a grant from The Mersey Forest.

Surrounding Valley Cottage, there are plenty of local walking trails perfect for those with dogs or for those who just enjoy walking in the countryside.

The nearest town is Frodsham, which has a wide Main Street where a historic market is held each Thursday. There are a wide range of shops available in the town, together with a Morrisons supermarket and a number of bars, restaurants, coffee shops, a post office, doctors and dentist surgeries. In terms of local schools, Helsby High School and several good Primary Schools are close by. There is easy access to Chester, Liverpool, Manchester and North Wales via the M53/ M56 and Runcorn station is 20 minutes away providing access to London. Frodsham has a local railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay. Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere and Delamere Forest is close by.

## DIRECTIONS

From our office on High Street head East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. Then take a slight right to stay on Watling Street. After approximately 0.4 miles turn left onto Castle Street. After approximately 0.9 miles turn right to stay on A559. Then turn left onto Beach Road. After approximately 2.5 miles turn left onto West Road. Then turn right onto Station Road. After approximately 4.8 miles turn right onto Kingsley Road. After approximately 1.5 miles continue onto Vicarage Lane. After approximately 0.2 miles turn left onto Church Road. After approximately 0.2 miles turn left onto Bellemonte Road. After approximately 0.1 miles turn right onto Middle Walk, continue to the end of the road where you will arrive at Valley Cottage.



## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

### Storm Porch

With glazed side screens.

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed window to front, radiator, laminate flooring, stairs to First Floor.

A wooden glazed door leads to:

#### Family Room 5.49m (18'0) x 3.66m (12')

Oak flooring, UPVC double glazed window to front, beams to ceiling, wood burning stove with stone chimney breast and hearth with feature oak mantel, wall light points, radiator. Opening into:

#### Dining Room 4.72m (15'6) x 2.82m (9'3)

UPVC double glazed windows to side and front, beams to ceiling, radiators, oak flooring, stone open fire with slate hearth, wall lights.

### Bathroom

Marble tiled floor and walls, radiator with heated towel rail, bath with chrome mixer tap and separate shower attachment, wash hand basin with chrome taps, fully tiled marble splashback to corner shower cubicle with glass sliding doors and chrome attachments, low level WC, understairs storage, inset ceiling spotlights, extractor fan.

#### Kitchen 5.18m (17'0) x 2.62m (8'7)

Fitted with a range of matching wall and base units comprising cupboards, drawers, plate rack and display cabinets, feature plinth lights to base units with work surfaces over and tiled splashback,

space for washing machine, stainless steel one and a quarter sink unit with chrome swan style mixer tap and drainer, integrated dishwasher, space for tall fridge/freezer, space for a Rangemaster oven with fitted Rangemaster extractor fan over, UPVC double glazed window to Living Room, UPVC double glazed window to front and double radiator.

#### Living Room 5.18m (17'0) x 4.57m (15')

UPVC double glazed bay window to front, UPVC double glazed sliding doors to rear with outstanding views, double radiators, wall lights, coving to ceiling, smoke alarm, fitted carpet.

### FIRST FLOOR

#### Landing

Part fitted carpet/ part laminate flooring, Velux double glazed roof light.

#### Dressing Area 2.84m (9'4) Max x 2.59m (8'6)

Triple fitted wardrobe, laminate flooring and loft access, radiator, door leading to:

#### Bedroom One 5.18m (17'0) x 4.6m (15'1)

Continuation of laminate flooring, UPVC double glazed windows to front, double radiators, large UPVC double glazed window to side with outstanding countryside views, wall light points, double fitted wardrobes.

#### En-Suite 2.59m (8'6) x 2.31m (7'7)

UPVC double glazed opaque window to the front, tiled floor, fully tiled walls, fitted with an Ideal Standard Suite comprising wash basin with chrome mixer tap, low level WC with push flush, vanity unit with marble top, corner shower unit with glass sliding doors and Mira Sport Shower with overhead shower light/extractor fan, wall light points, heated towel rail, storage space and shaver point.



#### Bedroom Two 3.78m (12'5) x 3.63m (11'11)

)UPVC double glazed window to front, laminate flooring, double radiator, exposed stone chimney breast with alcoves either side, loft access, beams to ceiling, smoke alarm.

#### Bedroom Three 4.75m (15'7) x 2.77m (9'1)

UPVC double glazed window to side, UPVC double glazed window to front, double radiators, laminate flooring, wall light points, loft access, beamed ceiling and alcove.

#### Bedroom Four 3.05m (10'0) x 2.44m (8')

UPVC double glazed window to front, double radiator, exposed treated wooden floor, above stairs airing cupboard, loft access.

### OUTSIDE

#### Gardens

To the front

A stone chipping pathway leads to the front door with steps up to the lawned area. An external iron spiral staircase leads to the parking area. There is a storage shed to the side and parking for up to 5 vehicles on the drive.

To the rear

A storage shed runs across the back of the property and a further lawned area leads to a raised patio area with wood store, oil tank and water butt. A path leads down to the second patio area, ideal for outside entertainment with a lovely Summer House (previously a tennis pavilion). A small gate leads to steps down to a large lawned area which is fully enclosed and private. A second wood store is located here and a further gate leads to the woodland garden. There are large hedged boundaries and a feature Jasmine arch leading to the Knot Garden with a further wood store. A brick paved pathway gives access to the vegetable plots with a continuation of the woodland running alongside. Steps lead down to the far end of the garden where a Japanese Garden can be found with an expanse of lawn adjacent enclosed by a sandstone wall. There are spectacular views across the woodland and beyond. A patio area, with an edge of slate chippings, provides a wonderful entertainment space. A dry river bed with a sandstone rockery then continues to the large wood store and potting area, with further access to the woodland. The fenced and secure garden is of low maintenance with an abundance of perennial plants. The garden and woodland areas extend to approximately 2 acres in total.

### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

### SERVICES (Not Tested)

We believe that mains water, oil fired central heating and septic tank are connected. No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F

### POSTCODE

WA6 6BW

### POSSESSION

Vacant possession upon completion.

### VIEWING

Viewing strictly by appointment through the Agents.