Clematis Cottage

Helsby Road, Alvanley, WA6 9BP

Rostons
LAND & PROPERTY SPECIALISTS
01829 773000 | www.rostons.co.uk

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Guide Price - £1,000,000

Rostons are delighted to offer a fantastic opportunity to purchase "Clematis Cottage", a superb Grade 11 Listed 4 bedroom residence plus "The Barn at Clematis Cottage" a 4 bedroom detached two storey barn ran as an Airbnb. The properties are set in land extending to just over 1.25 acres enjoying beautifully presented private gardens to both the house and barn, extensive off road parking and turning space, large garage, summer house, hot tub, large former kennels and a good sized paddock.

Clematis Cottage offers well proportioned accommodation and comprises entrance porch, entrance hall, large formal lounge with feature sandstone fireplace, formal dining room and conservatory, ground floor utility, W.C. and a modern fitted kitchen. To the first floor there is a landing, 4 bedrooms and well appointed family bathroom. The Barn has been converted to an excellent standard offering a contemporary range of fixtures and fittings throughout and affords entrance hall, lounge, open plan modern dining/kitchen and a ground floor bedroom with en-suite shower room. To the first floor there is a landing, main bedroom with en-suite shower room, 2 further bedrooms and bathroom. The Airbnb provides an excellent income to the current owners, further details are available via Rostons.

LOCATION

The property is situated in the rural Village of Alvanley which enjoys open Cheshire countryside with local amenities close by. There is a pub within easy walking distance and a local Primary School in Alvanley whilst Helsby and Frodsham are both within easy reach. Helsby offers a selection of local shops and supermarket and the Historic Market Town of Frodsham is approximately 3 miles away with a good selection of shops, cafes, bars and restaurants. There are excellent leisure facilities available in the area, Delamere Forest is just a short car or bike ride away.

ACCOMMODATION

ENTRANCE PORCH

Single glazed porch and door, vinyl flooring, inner door and window through to the entrance hall.

ENTRANCE HALL

Stairs to the first floor landing, radiator, electric metre cupboard housing the consumer unit, understairs utility.

UTILITY

Base level units, roll edge work surface, plumbing point for a washing machine, space for a tumble dryer and additional white goods, fitted shelving, coat hanging space, radiator, window to rear.

LOUNGE

Windows to front and side, feature sandstone inglenook fireplace, inset cast iron fire, raised hearth, laminate flooring, beam ceiling, radiator.

DINING ROOM
Window to rear, sandstone fireplace, raised hearth, radiator, folding doors through to the conservatory.

KITCHEN
Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, single drainer 1 ½ bowl sink unit with mix tap over, Range Master oven and extractor above, integrated dishwasher, integrated wine cooler, splash backs, radiator, windows to front and side, window to rear, door to rear porch leading to outside and the ground floor W.C.

GROUND FLOOR W.C.
W.C. and wash hand basin, heated towel rail, window to side.

CONSERVATORY
Single glazed windows, tile sill, laminate flooring, door to outside.

HALF LANDING
Cupboard at half landing point.

FIRST FLOOR LANDING
Radiator, deep airing cupboard with shelving, window to rear.

BEDROOM 1
Good sized double bedroom having window to rear looking out onto the gardens and land beyond, radiator.

BEDROOM 2
Window to rear, radiator.

BEDROOM 3
Window to rear, radiator, loft access point.

BEDROOM 4
Window to front, radiator.

BATHROOM
Comprising a roll top bath, central mixer tap, shower cubicle with a Mira electric shower unit, W.C. and wash hand basin, vanity mirror, heated towel rail, window.

THE BARN AT CLEMATIS COTTAGE

Double glazed door through to the entrance hall and lounge.

ENTRANCE HALL

Double glazed window to front, stairs to first floor landing, radiator.

LOUNGE

Double glazed windows to front and rear, door to rear garden, gas fire, raised hearth and vinyl flooring.

KITCHEN & DINING AREA

Kitchen area fitted with a modern range of wall, base and drawer units, single drainer sink unit, Leisure Range cooker, extractor above, integrated dishwasher, space for a fridge freezer. Dining area, door to side, double glazed French doors and windows to rear garden, vinyl flooring, radiator.

BEDROOM 1 - GROUND FLOOR

Double glazed windows to front and rear, radiator, vinyl flooring.

EN-SUITE SHOWER ROOM

Comprising shower cubicle with main shower, W.C. and wash hand basin, heated towel rail, sky light window.

FIRST FLOOR LANDING
Sky light window, radiator, built in cupboard.

BEDROOM 2
Double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM
Comprising shower cubicle with a Triton electric shower unit, wall vanity furniture incorporating a W.C. and wash hand basin, radiator, double glazed portal window to front. This has been adapted to suit disabled guests with a wider door and low level shower.

BEDROOM 3
Double glazed windows to side and rear, radiator.

BEDROOM 4
Double glazed window to front.

BATHROOM
Panel bath, shower cubicle, electric shower, WC & Wash hand basin.

OUTSIDE

On approach there are electric gates extending to extensive off road parking and turning space which leads to a larger than average garage with both up and over and pedestrian doors.

Clematis Cottage enjoys beautifully presented private lawned garden with shaped stocked retained borders having a selection of mature trees and shrubs, patio area and outdoor bar for entertaining.

Private gardens to The Barn are laid to lawn having mature boundaries and concealed walkway through to a further secret lawned garden which looks out on to the paddock to rear. Off the flagged patio area is a useful utility outhouse housing the central heating boiler and plumbing point for a washing machine.

To the rear of the property there is an area affording a good sized summer house, W.C. plus a hot tub and further lawned/wildflower garden.

PADDOCK
Large paddock with post and rail fencing and mature hedge boundary.

DETACHED FORMER KENNELS
Large detached former kennel now utilised as a workshop.

CONCRETE HARDSTANDING/UTILITY AREA
Ideal for additional parking or caravan storage.

N.B. potential buyers may note the property has a CCTV system plus Clematis Cottage itself has a monitored alarm system which can be taken over by a new owner.

SERVICES
Mains water, gas, electric and drainage.

COUNCIL TAX
G

EPC
D

what3words ///snuggled.clips.crew

VIEWINGS
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS
From Junction 14 of M56 Motorway take the A5117 towards Helsby turning right after the traffic lights on to Primrose Lane and follow Primrose Lane to the end turning left onto Helsby Road, where the property can be identified on the right hand side.

LOCATION

Alvanley is conveniently situated with the M56 Motorway nearby making an easy commute to major commercial centres of the North West plus Liverpool and Manchester Airports and a direct trainline to London Euston via Chester Train Station. Regarding education, the property is located close to noted schooling including Helsby Hill Side Primary School, Horns Mill Primary School, Helsby High School and Alvanley and Manley Village School. There is further Private Education of both Kings and Queens of Chester and Abbey Gate College.

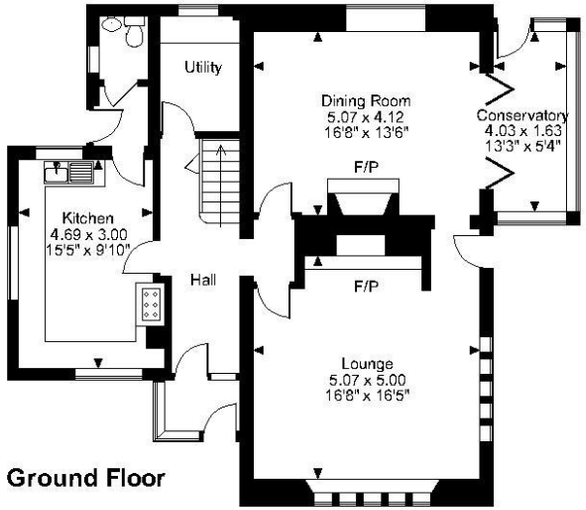
APPROXIMATE DISTANCES

Helsby Station – 0.8 miles
Ince & Elton Station – 2.5 miles
Mouldsworth Station – 2.6 miles
Liverpool John Lennon – 18.1 miles
Manchester Airport – 26.3 miles

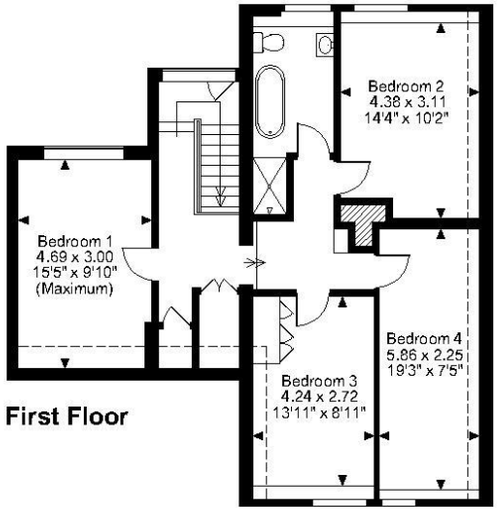
DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

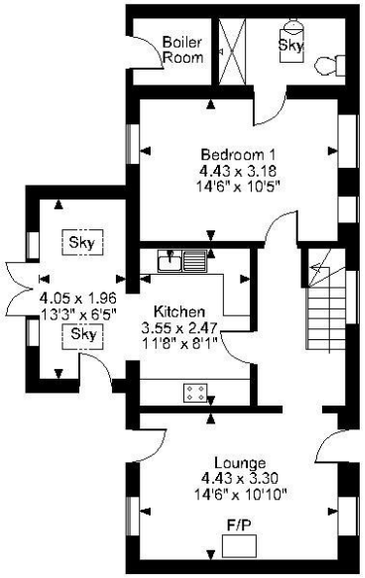
Clematis Cottage, Helsby Road, Alvanley, Frodsham
Approximate Gross Internal Area
Main House = 1834 Sq Ft/170 Sq M
Garage = 285 Sq Ft/26 Sq M
Workshop/Former Kennels = 866 Sq Ft/80 Sq M
Barn = 1155 Sq Ft/107 Sq M
Sun Room, Garden Room, Boiler Room = 235 Sq Ft/22 Sq M
Total = 4375 Sq Ft/406 Sq M



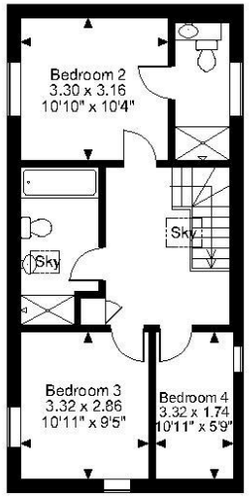
Ground Floor



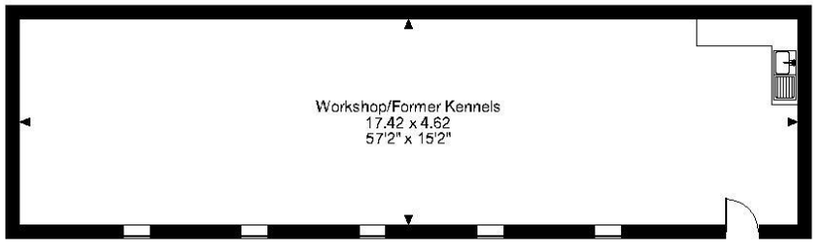
First Floor

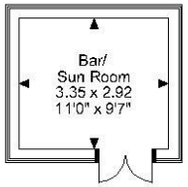


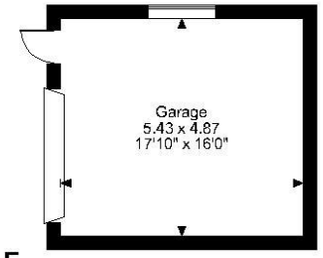
Barn Ground Floor

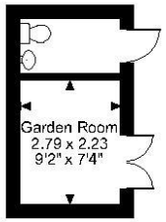


Barn First Floor









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