



Cragside Cottage Lower Rake Lane, Helsby

Frodsham

£475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Cragside Cottage Lower Rake Lane

Helsby, Frodsham

A one off detached cottage with beautifully presented, redesigned and refurbished accommodation, large, private corner plot gardens, views to Helsby Hill, garage and extensive parking. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Unique Detached Cottage
- Extensivley Refurbished, Redesigned and Enhanced
- PV Solar Panels, Battery Storage and Air Source Heating
- Newly Fitted Kitchen and Gas Fired AGA
- Beautiful Secluded Gardens and Orangery
- Large Workshop/Store and Garage
- Non Estate Position Close to Helsby Hill



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Over recent years, the property has undergone a complete programme of modernisation and enhancement with care and attention to detail. The result is a home with a lovely atmosphere with style and character throughout.

The works have been completed to a quality specification with tasteful modern refinements and the addition of high end energy saving credentials. This includes double glazed windows, solar PV panels, battery storage and air source heating resulting in extremely low energy consumption and a lower carbon footprint.

The layout has been designed to provide open plan living without sacrificing a homely feel. Natural materials including exposed brickwork, stone and Canadian Maple flooring to the dining room and bedrooms, oak doors and industrial style electrics blend with tasteful decor.

The heart of the home is a spacious open plan living room/kitchen. Plenty of natural light flows in through a bay window to the front, two side windows and double doors opening to a stunning orangery. There is an open fireplace and stone flooring. The kitchen has been recently re-fitted with custom built cabinets and a gas fired AGA is fitted. The orangery is used as a further sitting/dining room and allows the gardens to be enjoyed all year round. There is a also a further sitting room on the ground floor plus a utility room and shower room.



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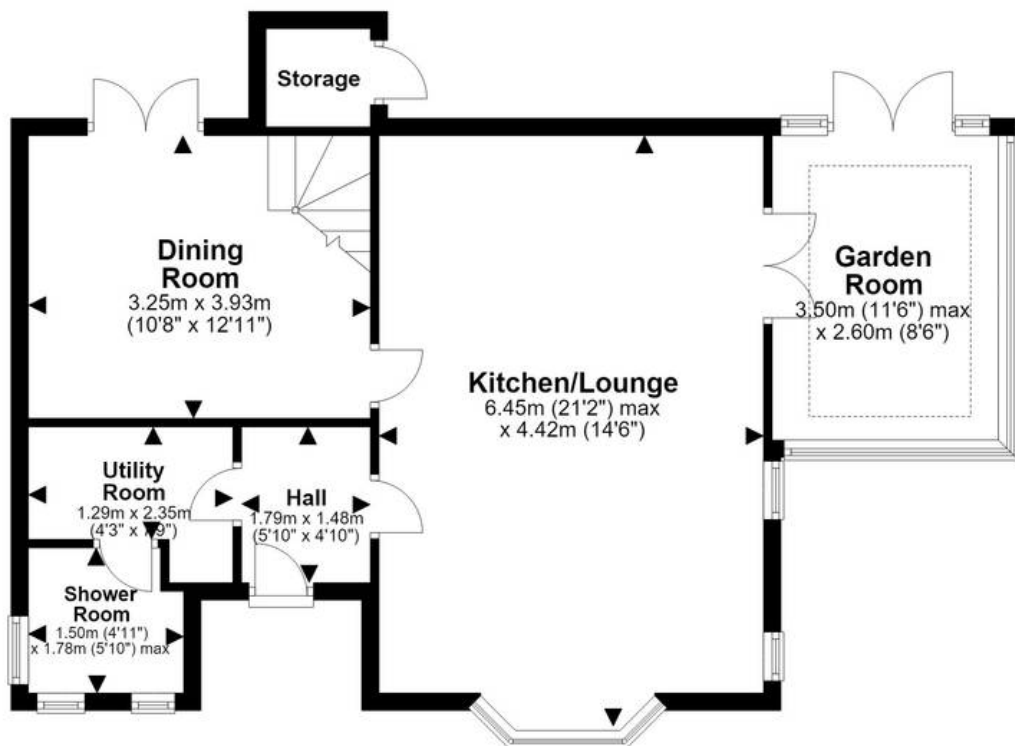
The first floor offers two double bedrooms and a shower room. The main bedroom also has a Victorian style bath giving the room a luxury boutique hotel feel.

The cottage enjoys a corner position with private gardens extending to approximately 0.14 of an acre. There is extensive parking to the front plus a separate gated driveway to the rear leading to a detached single garage. There is also a substantial timber home office that offers potential for use as a workshop/studio or for storage. Outdoor power and water supplies. The gardens are fully enclosed with sturdy fencing and are not overlooked. An expanse of grass runs to the side and rear with a variety of shrubs and trees and a large stone patio area.



Ground Floor

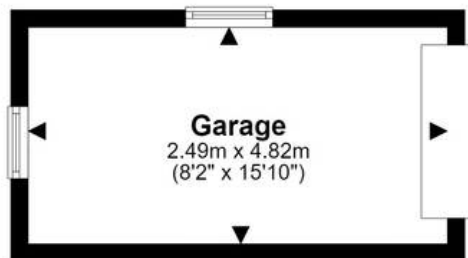
Approx. 60.7 sq. metres (652.9 sq. feet)



Garage

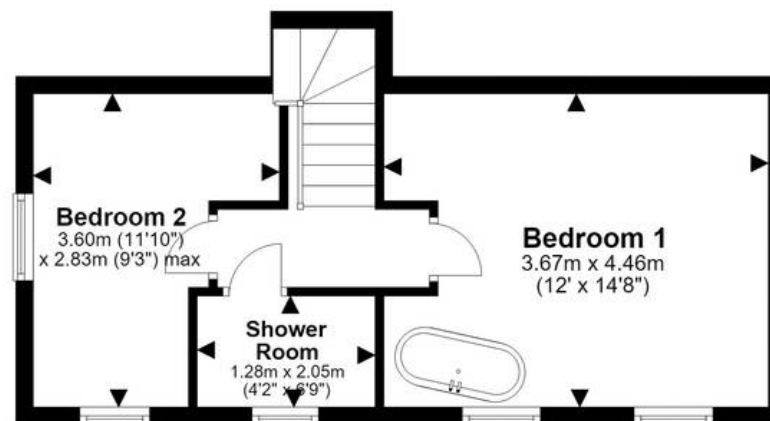
Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



First Floor

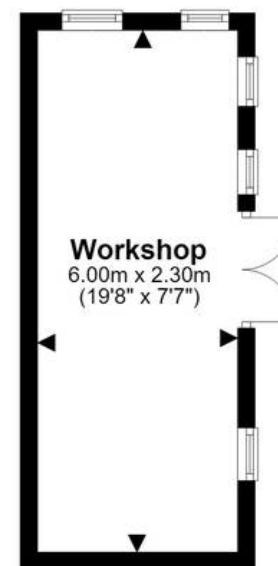
Approx. 31.5 sq. metres (339.2 sq. feet)



Workshop

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus workshop, approx. 13.8 sq. metres (148.5 sq. feet)



Main area: Approx. 92.2 sq. metres (992.1 sq. feet)

Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)

Plus workshop, approx. 13.8 sq. metres (148.5 sq. feet)

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