



AN HISTORIC COUNTRY HOUSE IN A WONDERFUL ELEVATED SETTING

ALVANLEY HALL
MANLEY ROAD, ALVANLEY, FRODSHAM, WA6 9DN



ALVANLEY HALL
MANLEY ROAD, ALVANLEY,
FRODSHAM WA6 9DN

Entrance hall ♦ 3 reception rooms ♦ kitchen, breakfast room,
garden room ♦ utility ♦ cloakroom ♦ 7 bedrooms
♦ 3 bath/shower rooms ♦ outbuildings ♦ gardens ♦ paddock
♦ 2.52 acres in all

Chester 9 miles, Liverpool 26 miles, Manchester 30 miles,
M56 Junction 14 3miles

Situation

Alvanley Hall occupies a prominent position in the countryside 0.25
miles to the south-east of the village of Alvanley with far-reaching views.

Alvanley lies on the rear slope of Helsby Hill, at the western end of the
Cheshire Sandstone Ridge. It is only 3 miles from the market town of
Frodsham and 9 miles from the historic city of Chester. Frodsham and
Helsby offer a good balance of daily services and Chester has a
comprehensive range of retail, commercial and leisure facilities.
The M56 provides an excellent link with Chester, Liverpool and
Manchester, and Liverpool Airport is about 21 miles away.

There are first class state and independent schools within easy reach,
including a popular primary school in Alvanley, a well regarded
secondary school in Helsby and King's and Queen's Schools in Chester.

Description

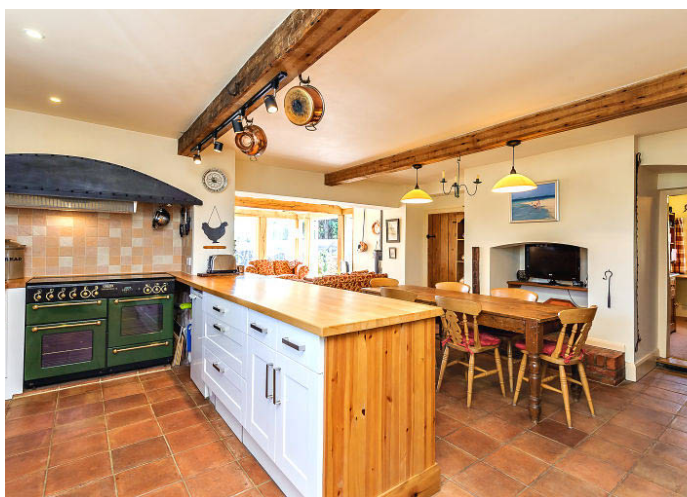
Alvanley Hall is a Grade II* listed building, principally constructed of red
sandstone with mullioned windows and a slate roof, mainly dating from
the 17th century. Two massive columns in the cellars, believed to be
early medieval, may be evidence of a much earlier building on the site.
The Hall has an interesting history and is an appealing family house.

An oak framed garden room was recently added as an extension to the
kitchen which provides an excellent family living space to complement
the more formal reception rooms.

The accommodation is arranged on three floors (plus the cellar),
as follows:

An oak front door opens into a hall with wood flooring, stairs to the first
and second floors and doors to the reception rooms and cellars.

The music room has two window seats, fitted hardwood library shelves with
cupboards beneath and a tv recess with matching hardwood surround.



The drawing room opposite has a substantial stone fireplace with a raised hearth and impressive iron dog grate. There are exposed beams in the ceiling. A small study provides a link to the kitchen.

The dining room is accessed from the hall and kitchen and is an atmospheric room with a fitted display cabinet, and a fireplace with a slate mantelpiece.

The kitchen and garden room provide an excellent open-plan space. There is a good range of fitted storage units, a breakfast bar and a Rangemaster cooker and Baumatic hob. The garden room has two sets of French doors, a Scandinavian log burner and under floor heating. Off the kitchen are a utility room and WC, and a porch and boot room.

Outside

The house is approached via a long private drive from Manley Road. The entrance to Alvanley Hall is clearly marked and the driveway leads to parking and turning areas at the front and rear of the house. At the rear is a large single storey range of domestic outbuildings. These provide useful storage and kennelling. An interesting feature is the former bread oven in the garden store.

The gardens, mainly to the south of the the house, are an outstanding part of the property. The Millenium garden with its symmetrical rose beds edged with box is approached by sandstone steps between wisteria clad balustrades and features sandstone formerly laid at Chester Cathedral. A weeping willow provides a lovely backdrop.

On the eastern side the garden room overlooks a rectangular lily pond framed by a beech hedge, with an adjacent rose and wisteria pergola. There is a vegetable garden with a fruit cage, borders with coniferous and perennial planting and an attractive small woodland on the easterly boundary.

Viewing Strictly by appointment with Savills.

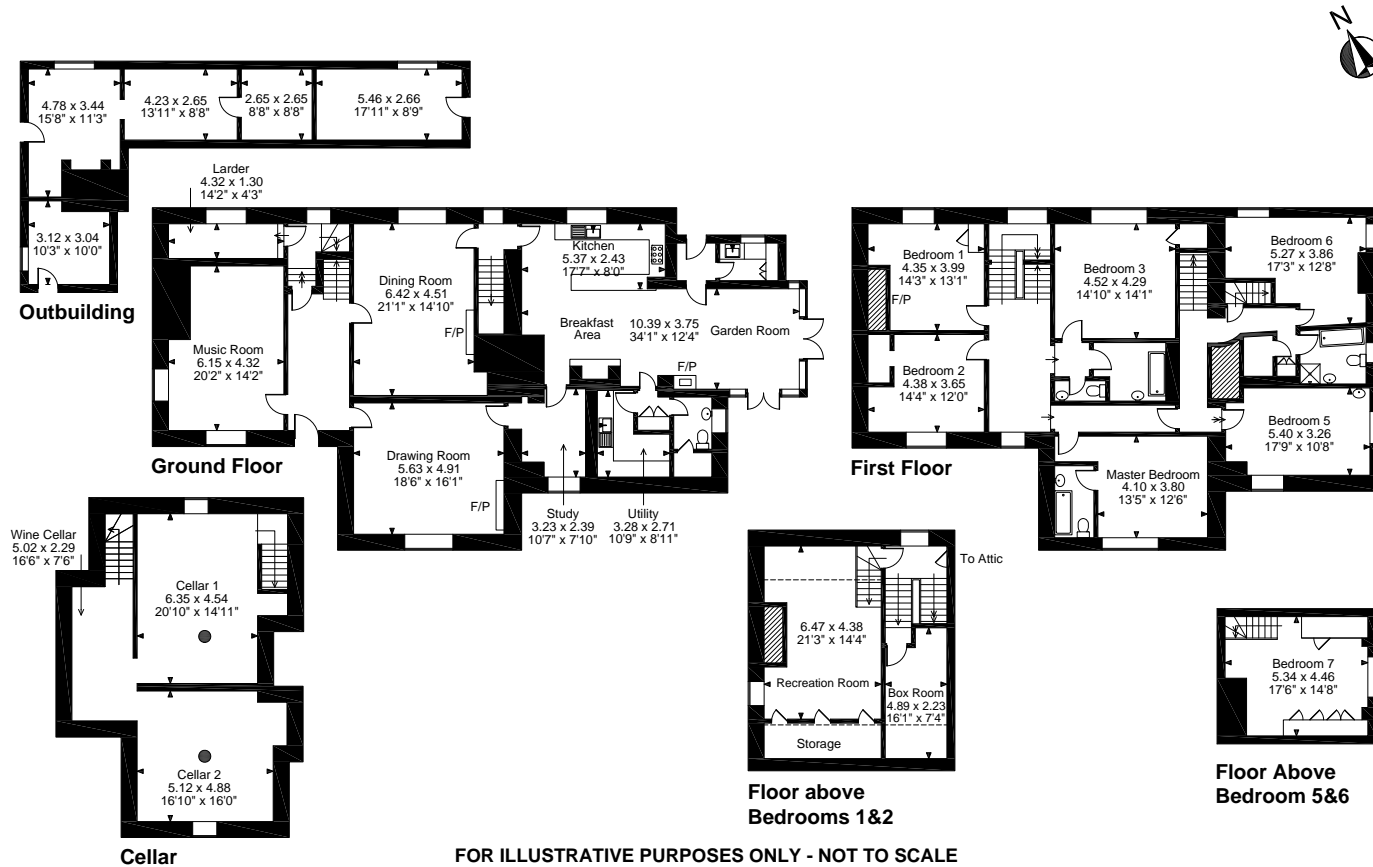


FLOORPLANS

Main House gross internal area = 5,642 sq ft / 524 sq m

Outbuilding gross internal area = 644 sq ft / 60 sq m

Total gross internal area = 6,286 sq ft / 584 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8225095/CBL

Savills Chester
 chester@savills.com
 01244 32 32 32

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

savills.co.uk