



3 Eversley House

FRODSHAM

Where town meets countryside and with phenomenal views over the Weaver Valley, see the world in a new light, from the comfort and luxury of Apartment No. 3, Eversley House, a home rich in history and character.

A handsome Victorian house with prestige and panache, discover No. 3, Eversley House nestled on the outskirts of the market town of Frodsham, and enveloped in countryside.



# Secluded and Peaceful



Hidden away along a sweeping driveway, curving up through a wooded cutting, sense the separation and seclusion of Eversley House before you catch a glimpse of its imposing Victorian frontage. Sheltered behind a mature screen of trees to the front with fields rising behind, and from the upper floors overlooking the woods and farmland of the Weaver Valley, experience the natural beauty of this convenient setting immediately upon arrival. There is plenty of parking for vehicles.

Built in 1893, for a wealthy baker and grain merchant, Thomas Birchall Carter, Eversley House was designed by esteemed architect William Owen, notable for designing the first part of Port Sunlight on the Wirral.



Make your way inside, where access to the apartment is via a sweeping solid wood staircase, where tall stained-glass windows filter the sun through much of the day. Emerging through the entrance door onto the travertine tiles of the hallway, sense the spaciousness of the home, with doors radiating off to the kitchen, bathroom, living, dining and morning rooms.

Freshen up in the shower room to the right, where a large, obscured glass window draws in an abundance of natural light. Attractive gothic arches encapsulate the Victorian heritage of the home, balanced by modern upgrades such as the spectacular, large, octagonal, wet-room shower with drench head within the vaulted ceiling on an arabesque theme. The arched doorway reveals a store, well stocked with a range of shelves and large cupboard.



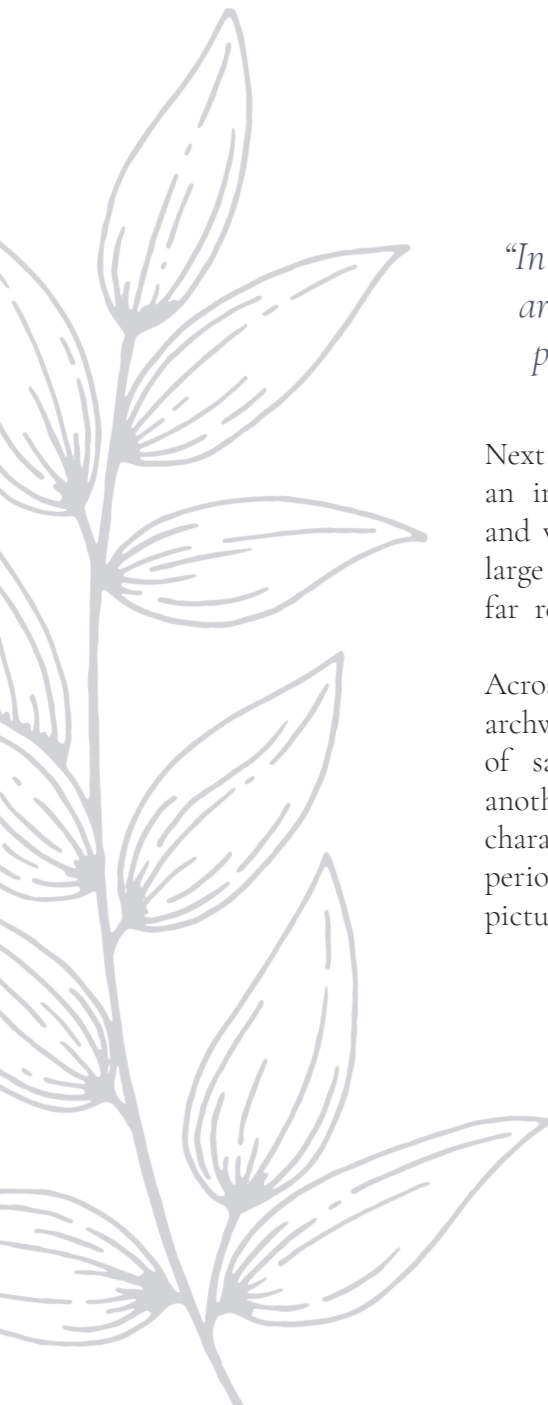
*A Grand Arrival*

# Flavour and Function



Travertine flooring flows through from the entrance hall to the kitchen, a modern space with where stainless-steel appliances, wood, and matt grey cabinetry combine for a clean, contemporary feel. Furnished with oven, hob, extractor hood, microwave, sink, American style fridge-freezer, under cabinet lighting shines down, whilst roller shutter cupboards ensure clutter free surfaces. A sociable space, the kitchen combines functionality with elegance of design.

Cosily carpeted in cream and with incredible views out through the leafy boughs to the rolling hills of the Weaver Valley, savour the view from the large dining room, an enchanting room in which to entertain, also located off the entrance hall.



*“In the evenings, the living and dining rooms are great spaces, the dining room is a great place for meals with family and friends.”*

Next door, also carpeted, an open fire sits within an impressive stone surround, emanating warmth and welcoming in the spacious sitting room, where large windows capture the natural light and offer far reaching views out over the open countryside.

Across the entrance hall, beneath a characterful archway, light streams in through the multitude of sash windows in the morning room, where another stone fireplace infuses the room with character and warmth. Throughout the rooms, period features including high ceilings and original picture rails, highlight the heritage of the home.



*Illuminated Living*

# Elevated Views



Returning to the hallway, there is a useful cloaks cupboard and wine store, before ascending the open tread staircase with its ornate wrought iron bannister, where low windows on the turn draw the outdoors in, before arriving at the first-floor landing. An airy space with a sitting area, timber flooring flows out underfoot.

Exposed timber beams lend an airy loft-vibe to the master bedroom to the left, where wheat coloured carpet blends with off white walls for a serene and restful ambience. Refresh and recharge in the renovated ensuite bathroom, where tactile tiling to the walls accompanies a large, freestanding bathtub with swan neck tap, and where there is also a separate walk-in shower.



Conveniently close by is the dressing room, another potential bedroom, where treetop views accompanied by a backdrop of birdsong provide the perfect setting for an alfresco breakfast on the private balcony. Built-in wardrobes, shelves and shoe storage provide plenty of capacity, whilst the varnished timber floor underfoot offers an elegant finish.

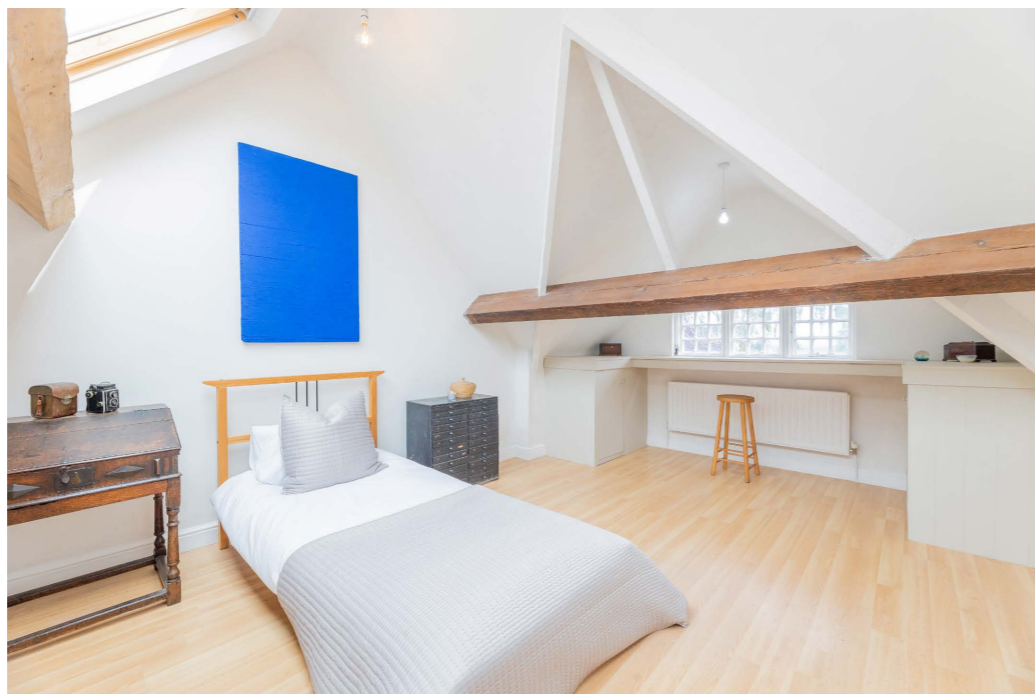
From the landing, snuggle up with a book in the library, where the deep green of the fitted bookshelves harmonises with timber flooring for a sense of sophistication. A window offers views towards the Mersey Estuary. Within this versatile room, there is also a handy storage cupboard with electricity point to charge the vacuum cleaner.



*Rest and Relaxation*



# Versatile Spaces



Opening up from the library, there is another bedroom, which could also serve as a study. Filled with natural light, courtesy of the trio of large skylights, watch the clouds overhead scudding by. Peacefully tucked away at the end of the home, this room is a refuge and ideal for enjoying a moment's peace and privacy. Built-in storage cupboards are also available.

Another bedroom, currently used as an office and studio, also opens up from the library. With painted green timber floor and skylights to both sides, exposed beams dress the walls once more, for a sense of the outdoors, indoors. Characterful and inspirational, this bedroom offers storage alongside views out over the Weaver Valley.

## *From Sunrise 'til Sunset*

Grounds surround the property in which to admire both sunsets and sunrises, and where mature planting provides a home for the birds and wildlife.

A large lawn area to one side is maintained by The Music Room, the characterful neighbouring home, and there is a shared decking area in front of the house. Mature trees create a buffer of privacy. Wend your way along the woodland pathway and admire the carpet of snowdrops and bluebells that herald the early signs of spring. The shrubbery which includes Rhododendrons that flower from late spring.

A home in harmony with the seasons, the large sash windows capture the subtle changes in light and colour as the months meld into one another, with the distant Pennines covered in winter snow, the grounds and hills about the house magnificent beneath a blanket of white. Views, ever changing, present themselves throughout the seasons.

With ample storage within, further storage can also be found in the trio of garages, converted to hobby rooms, offering plenty of space for stashing suitcases and other essentials, all well-insulated, served by power and furnished with dimmable LED strip lighting.



## Out and About

From the peaceful setting of Eversley House, enjoy the best of both worlds, within easy reach of the pubs, restaurants and culture of nearby Frodsham. Home to several great pubs, cafes and restaurants, head to Paddy's (Kash 22) for good food, drink and live music, whilst Cheshire institution and repeatedly CAMRA best pub winner, The Helter Skelter, is well worth a visit.

For great food and a warm welcome, try Next Door on the High Street or the ever-popular Ring O'Bells, a little closer to home, but be sure to book ahead. With a range of takeaways close by including two fish and chip shops alongside British, Italian, Indian and Chinese, there are outlets to serve all tastes.

Treat yourselves to ice cream at the popular Bene Gelateria in town, the ideal treat after a walk about the local countryside; both the Sandstone Trail and Eddisbury Way are within easy reach of home, whilst a network of paths crosses the local fields, running down towards the River Weaver - great for canoeing. Hob Hey Wood, an exquisite deli, is also close by on foot.

A short walk from Eversley, mature woodland stretches along the escarpment of Frodsham and Helsby Hills (maintained by the Woodland Trust). A short walk over the hill above Eversley brings you to the rewilded meadowland on the site of the former Frodsham Golf Club; a truly tranquil and beautiful place in which to walk the dog or enjoy a family picnic. Nearby you can even explore Frodsham Caves.

Below, in Frodsham, Castle Park provides a cultural centre as well as a good park. Delamere Forest is a ten-minute drive from Eversley, which offers many walks, cycle trails and the Go Ape course and zip line. Within the area, there are a number of stately homes. A thriving region, from clubs and associations to allotments - available from the town council or a community group - there is something for all ages and abilities to get involved in.

A friendly market town, Frodsham is brimming with amenities, including a library, a good medical centre, supermarkets and a number of small shops including florists, post offices, hairdressers and beauty specialists, alongside two excellent butchers, a grocer, a delicatessen and wine merchant. The weekly market in the High Street was established in the 13th century, and more recently, a regular food market has been established.

Commute with convenience from Frodsham train station, which has rail links to Liverpool, Manchester and Chester. The nearby Delamere station also provides access to South Manchester, whilst the M56 is roughly five minutes' drive from the home.

Families are perfectly placed, surrounded by a selection of primary and secondary schools rated Good and Outstanding, in both Frodsham and nearby Helsby and Runcorn.

Characterful, spacious, filled with ever changing light and a selection of versatile rooms, Apartment 3, Eversley House is a home that transcends the eras, offering flexible living in stately surrounds, where town and country combine.



## Ask the Owners

Where do you go when you need...



### A walk?

Frodsham Hill Woods - a glorious combination of meadow and woodland, the River Weaver, Hob Hey Wood or The Sandstone Trail



### A bite to eat?

Paddy's (Kash 22) or The Helter Skelter



### Groceries?

There is a convenience store on Hillside Road, circa 0.5 miles away or Frodsham centre



### A day out with the family?

Manley Mere or Chester Zoo



### School?

There are 4 primary schools in Frodsham and secondary schools in Frodsham, Helsby and Runcorn.



### A local pub?

The Ring O'Bells, The Travellers Rest or Queens Head



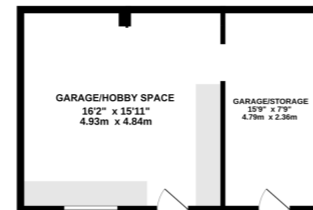
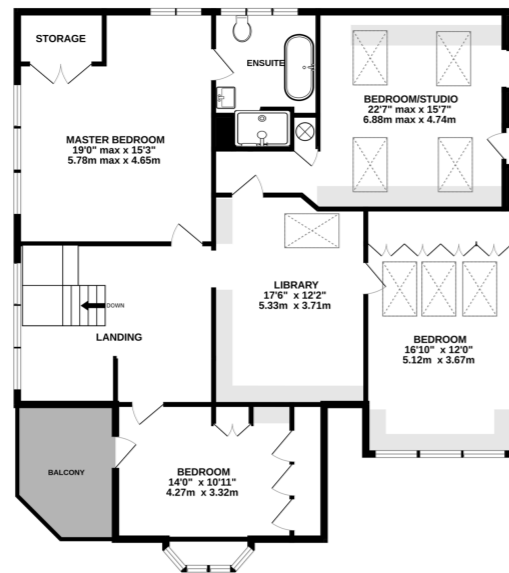
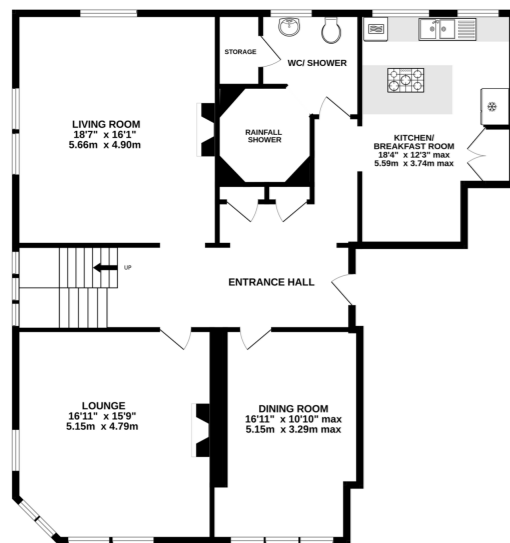
# Specifications

- Unique apartment within a Victorian Frodsham home
- Private setting
- 2817 square feet of internal living space
- 3 reception rooms
- 4 double bedrooms
- Detached, versatile garage or hobby space
- Excellent transport and commuter links

1ST FLOOR  
1330 sq.ft. (123.6 sq.m.) approx.

2ND FLOOR  
1486 sq.ft. (136.0 sq.m.) approx.

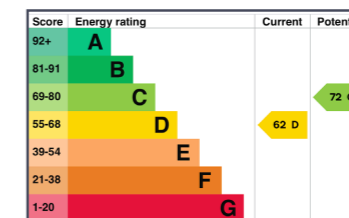
GARAGE/HOBBY SPACE  
384 sq.ft. (35.7 sq.m.) approx.



**TOTAL FLOOR AREA: 3201 sq.ft. (297.3 sq.m.) approx.**  
**EXCLUDING GARAGE/HOBBY SPACE: 2817 sq.ft. (261.6 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Phil's  
Video  
Tour



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# 3 Eversley House

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