



**GASCOIGNE  
HALMAN**

OLD CHESTER ROAD, HELSBY

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THE AREAS LEADING ESTATE AGENT





## OLD CHESTER ROAD, HELSBY

**£675,000**

**A unique property of considerable appeal, style and quality offering spacious, adaptable split level accommodation, woodland gardens and panoramic views over The Mersey Estuary.**

This exceptional property was individually designed to sit within it's beautiful woodland setting and to provide accommodation that followed the natural contours of the plot, taking full advantage of the panoramic views to the front.

The result is really impressive with the house offering spacious accommodation arranged over four levels, extending to over 2000 sq ft (194 sq m). The rooms have a feeling of space and light and the layout offers great flexibility so it can be adapted to suit individual requirements.





## 63 OLD CHESTER ROAD, HELSBY

Unique and Captivating House

Individually Designed

0.3 Acre Woodland Gardens

Incredible Panoramic Views

Accommodation over Four Levels

Extends to Over 2000 sq ft (194 sq m)

Four Large Bedrooms and Two Luxury Bathrooms

Impressive and Adaptable Living Rooms

High Quality Bespoke Kitchen

Large Garage and Ample Parking

Highly Sought After Area

Close to Popular Schools



## OLD CHESTER ROAD, HELSBY

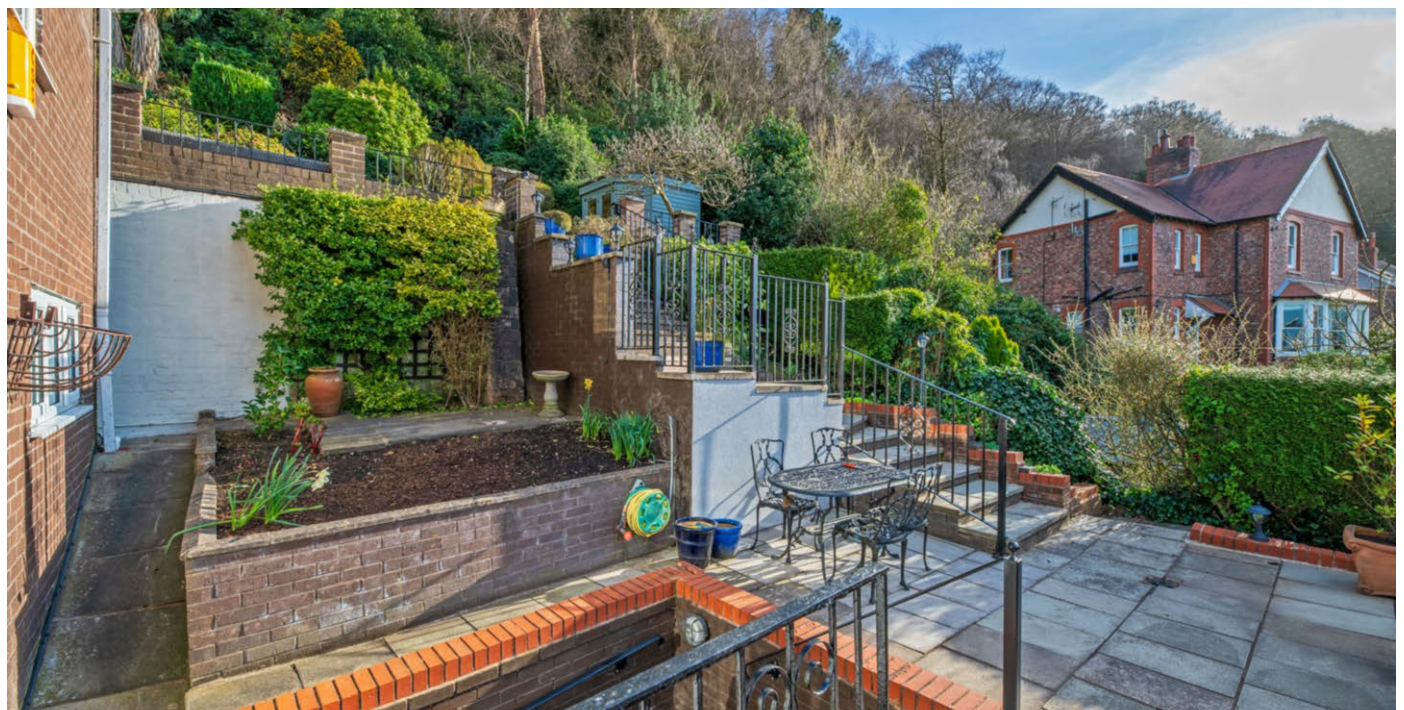
The house is approached at the lower level with ample driveway parking and a large garage. Steps lead to the ground floor entrance hall where three large double bedrooms are located together with a superb, luxury bathroom. The lounge is located on the next floor with the room featuring a high vaulted ceiling and windows offering views to Helsby Hill and far reaching views over The Mersey Estuary. Stairs lead to a gallery which can be used as a dining room, study or as a further sitting room. A further double bedroom with high quality en-suite shower room is also on this level. To the rear of the house is a large, stunning living room with doors opening to the rear garden, a stylish, contemporary gas stove and bespoke fitted storage cabinets. Doors open to the adjoining kitchen which is fitted with high quality, custom built cabinets and granite worktops.

Double doors open and connect the house to a large terrace with views that really do take your breath away. The outlook incorporates the woodland of Helsby Hill and then a panorama over Helsby, to The Mersey Estuary and beyond.

The garden extends to approximately 0.3 of an acre and includes two terraces, a summer house and garden store. The garden also includes an area of woodland on the lower slopes of Helsby Hill and provide a stunning natural backdrop to the house, a haven for bird and wildlife.











## LOCATION

The property is situated within one of the most sought after areas of Helsby, in an area known for high quality individual homes and close proximity to the hill. There are some lovely walks on the doorstep and two popular schools are within walking distance. The village offers a range of local facilities and a Tesco supermarket. Frodsham is just 2.5 miles away with a wide range of shops, cafes, restaurants and bars. There are excellent recreational and leisure facilities in the area with Helsby Golf Course and Sports and Social Club nearby. The road, rail and motorway networks allow access to many parts of the North West.

## TENURE

Freehold.

## COUNCIL TAX

Band G. Cheshire West & Chester.

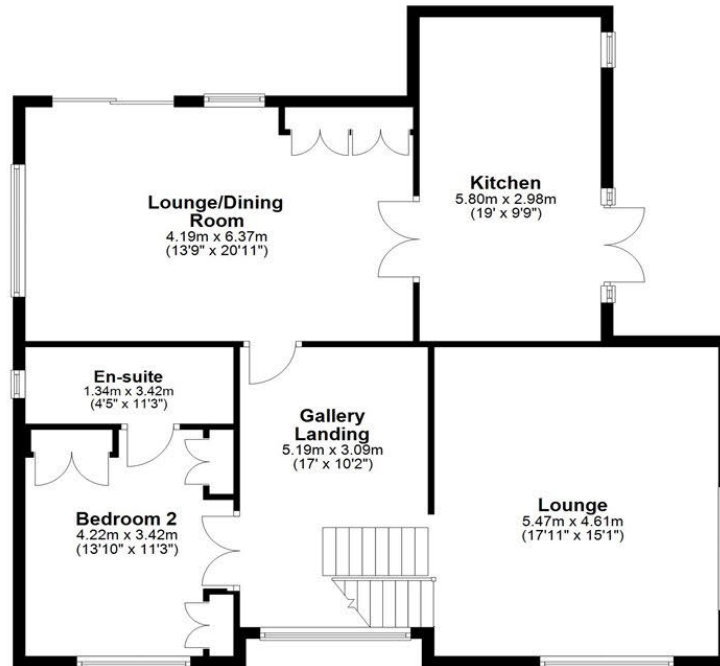
## EPC RATING

Current D.





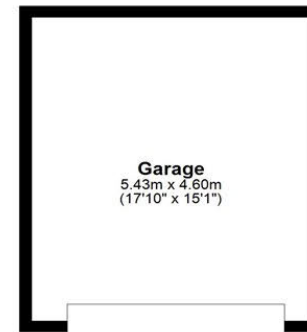
**First Floor**  
Approx. 106.9 sq. metres (1151.1 sq. feet)



**Ground Floor**  
Approx. 62.1 sq. metres (668.3 sq. feet)



**Garage**  
Approx. 25.0 sq. metres (268.9 sq. feet)



Total area: approx. 194.0 sq. metres (2088.2 sq. feet)

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