



**GASCOIGNE  
HALMAN**

3 EVERSLEY HOUSE, KINGSLEY ROAD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 3 EVERSLEY HOUSE, KINGSLEY ROAD, FRODSHAM

**£450,000**

**Enjoying incredible views, this substantial, superb Victorian Mansion duplex apartment offers period character with contemporary design and specification.**

Eversley House is a grand house, built in 1893 for wealthy businessman, Thomas Birchall Carter. It was designed by celebrated architect, William Owen, known for other work at Port Sunlight and Knutsford Library. The conversion to four substantial apartments was completed in the 1970's with each property retaining unique character features.

The approach to Eversley House is via a long tree lined driveway opening to sweeping forecourt with plenty of parking for residents and visitors. This property also benefits from a large workshop/studio to the rear.

Once inside, the striking entrance hall has a magnificent staircase leading to the apartment. The layout is truly spacious, arranged over two floors, extending to almost 3000 sq ft (271 sq m).





### 3 EVERSLEY HOUSE, FRODSHAM

A Unique Mansion House Apartment

Accommodation Arranged over Two Floors

Extends to Almost 3000 SQ FT (271 SQ M)

Flexible and Adaptable Layout

Three Separate Reception Rooms and Kitchen

Four Bedrooms, Two Bathrooms and Library

Large Workshop/Store To Rear

Extensive Resident and Visitor Parking

Secluded, Mature Woodland Setting

Communal Gardens

Built in 1893 For Wealthy Business Man

Designed by Celebrated Architect, William Owen

Just Over 1 Mile From Frodsham



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The space is flexible and can be configured to suit families, couples, downsizers and those seeking home working space. The rooms and light, bright and enjoy far reaching views over the surrounding countryside. High ceilings with covings and picture rails, Victorian architraves and natural floorings including limestone and exposed wooden boards, create character and warmth.

Enter the lower level accommodation via a spacious and welcoming hallway. There is excellent built in storage and a cloakroom with a walk in octagonal wetroom. There are three, large separate reception rooms and a smart, well fitted kitchen.

A unique wrought ironwork staircase rises to the upper floor landing area that is a lovely place to sit in the sun. The rooms on this floor have high vaulted ceilings and exposed timbers creating a lofty feeling. There are four double bedrooms with each having unique character and appeal. A central room is currently in use as a library but can also be used as a dressing room or study. The largest bedroom has a sophisticated en-suite bathroom. Access from one bedroom leads to a private roof balcony.

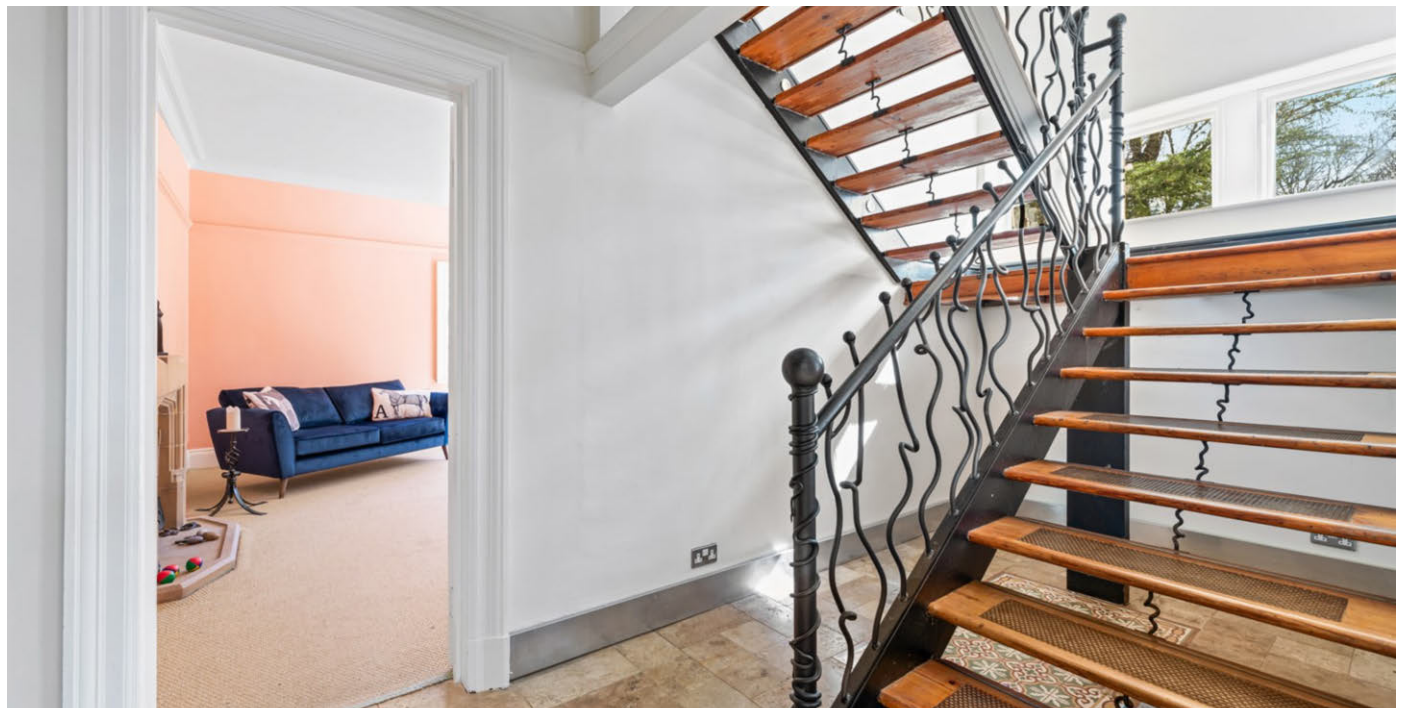
Outside are communal grounds with spaces for residents to sit and enjoy the natural wooded setting and tranquility. A separate large outbuilding to the rear, incorporates two rooms that were formerly three garages.

#### LOCATION

The property enjoys a secluded position on the edge of Frodsham. It is a mature and leafy setting with a great selection of character homes and some lovely country walks on the doorstep. Nature can be enjoyed all











around with walking in Hob Hey Wood, along The River Weaver, Frodsham Hill and The Sandstone Trail which is nearby.

There are also excellent local facilities within the area including highly regarded Overton C of E primary school, the historic St Lawrence's Church and two popular pubs. The centre of Frodsham a little over a mile away with a good selection of shops, cafes, restaurants and bars. Recreational and leisure facilities in the area include Frodsham Leisure Centre, Forest Hills Leisure Club, with Helsby offering a Golf Club and a thriving Sports and Social Club.

The road, rail and motorway networks allow access many parts of the North West. Regular, direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester. Trains from Runcorn reach London Euston in around 2 hours. Liverpool John Lennon and Manchester International airport are 14 and 23 miles away respectively.

### TENURE AND SERVICE CHARGE

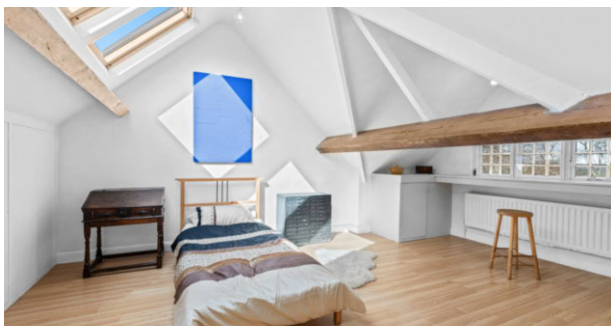
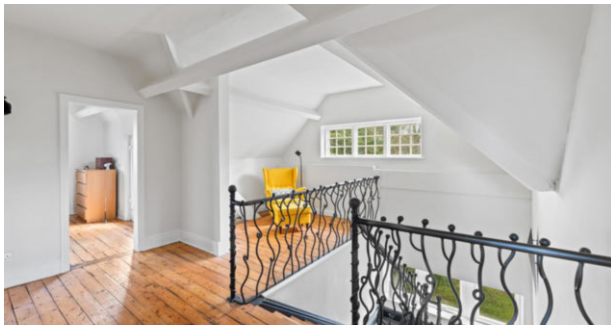
The property is Leasehold for the residue of an initial 999 year term from 1972. Ground rent is £10 per year. The owners of each apartment are shareholders in the freehold management company. Maintenance of the building is managed by the current owners and all costs are shared equally between the four apartments. The service charge for 2024/25 was £250. It is reviewed annually and fluctuates relative to maintenance works required.

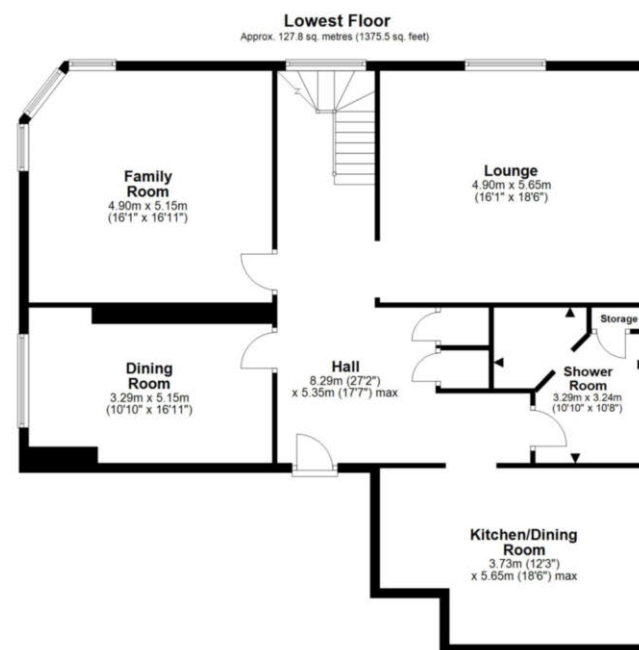
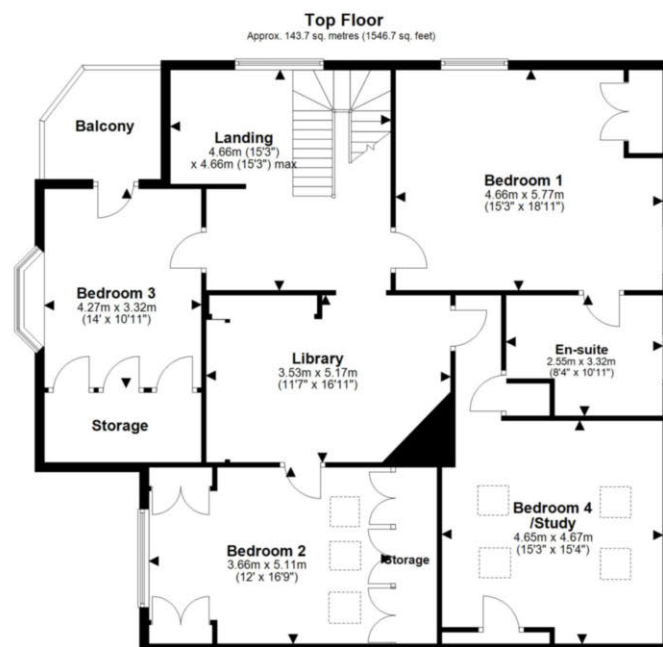
### COUNCIL TAX

Band E. Cheshire West & Chester.

### EPC RATING

Current D





Total area: approx. 306.8 sq. metres (3302.4 sq. feet)

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