



**GASCOIGNE
HALMAN**

FOXFIELD, BATES LANE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



FOXFIELD, BATES LANE, HELSBY, FRODSHAM

Guide Price £1,200,000

A unique, distinctive detached house built in 1923, set in a wonderful 1 acre plot, in a prime location with glorious rural views and accommodation offering over 3500 square feet of space plus double garage and outbuilding.

Homes built in the 1920's are considered to be the benchmark of excellence when it comes to build quality and craftsmanship. Foxfield is a lovely individual house and a great example of this. This is a house of scale and excellent proportions displaying Arts and Crafts inspired design, handsome brickwork and a hipped Welsh slate roof.

The property is gracefully set in a mature one acre plot, standing well back and slightly elevated from the lane. Fields and open views extend beyond the house to the front and side and this provides a great sense of privacy and natural beauty.



Foxfield, Helsby

A Unique and Distinctive Detached House

Built to An Appealing Arts and Crafts Inspired Design

Set in Mature One Acre Gardens

Generously Proportioned Accommodation

Extending to Over 3500 Sq Ft (328 Sq M)

Three Reception Rooms plus Conservatory

Spacious Open Plan Kitchen/Breakfast Room

Six Bedrooms and Three Bathrooms

Double Garage and Brick Outbuilding

On the Edge Of Helsby Adjacent to Open Countryside

Rural Views to the Front and Side





FOXFIELD | BATES LANE, HELSBY, FRODSHAM

Helsby Hill rises behind and Fox Hill is across the fields to the front with views beyond towards Frodsham. There is access close by to National Trust protected woodland and some lovely walks on the doorstep.

The accommodation extends in total to just over 3500 square feet (328 sq m) and provides a combination of generously sized reception rooms and six bedrooms. Traditional period features are retained throughout the house including panel doors, coved ceilings and picture rails. The original windows remain and, along with the rest of the house, these have been superbly maintained by our clients during their 40+ years of ownership.

Once inside, visitors are welcomed by a spacious hallway with a cloak/shower room leading off. There are three separate living rooms each offering views onto the gardens and the lounge leads to a conservatory. The open plan kitchen/breakfast room has dual aspect windows and fitted cabinets. Boot and utility rooms are located beyond.

On the first floor there are six large bedrooms providing comfortable and private spaces for all occupants. One of the bedrooms has a modern en-suite shower room and there is a separate bathroom and WC.









Outside, there is a substantial double garage and a separate detached brick built outbuilding. This offers scope for use as a hobby room or for home working.

The gated driveway provides extensive parking space. The formal gardens extend to 1 acre and are an absolute delight. They enjoy excellent levels of seclusion and privacy with numerous mature trees and shrubs forming natural screening to all sides. There are sweeping lawns to the side and rear and areas left more natural to provide habitats for wildlife and flowers.

This is a home that is ready to be moved into and enjoyed from day one whilst also offering further potential for the new owner to invest and develop to their own design and ideas.

LOCATION

The house enjoys a rural setting, on the edge of Helsby, surrounded by open countryside whilst also being convenient for access to a wide range of local facilities.

Helsby also offers popular schools and a selection of local shops including a Tesco supermarket. The centre of Frodsham is just 2.5 miles away with a good selection of shops, cafes and bars. An historic street market is held each Thursday and an artisan producers market held monthly. There are excellent recreational and leisure facilities locally with a number of golf and sports clubs whilst Delamere Forest is close by. The road, rail and motorway networks allow access to many





parts of the North West. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst trains run from Runcorn to London Euston (journey time around 2 hours). Liverpool John Lennon and Manchester International Airport are both within 30 minutes drive of the house.

TENURE

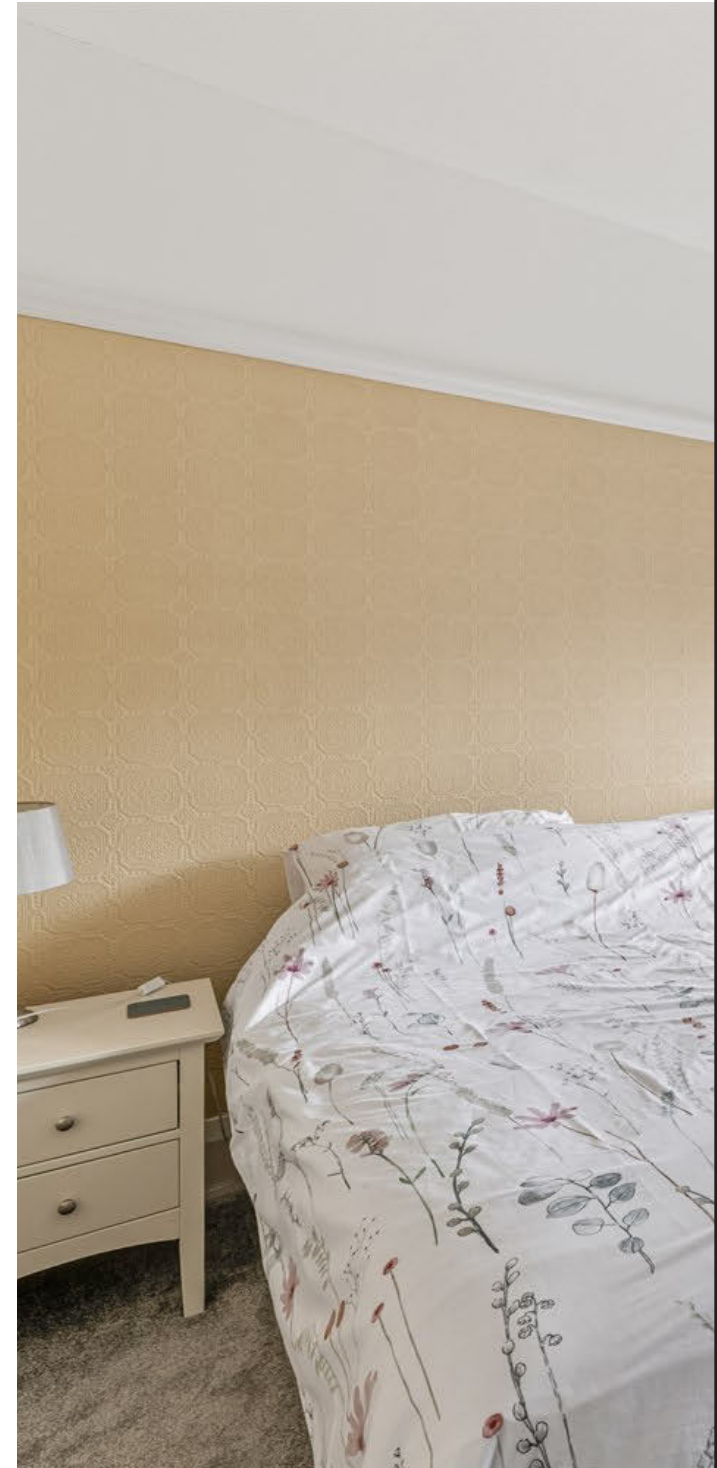
Freehold.

COUNCIL TAX

Band H. Cheshire West & Chester.

EPC RATING

Current D.











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