



Highfield
FRODSHAM



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On the fringes of Frodsham, where countryside calm meets the convenience of city links, discover the heritage delights of Highfield, a handsome home full of characterful features, tucked away at the end of a private driveway.

Set back from the main thoroughfare, parking is abundant with ample space for around five cars on the gravel driveway. Ahead, trailing vines festoon the front of the home, with mature hedging to the side, where an archway invites you through to explore the garden to the rear.

Extended to the rear in the mid-90s, with a further extension to the side and a loft conversion in the early 2000's, Highfield is a home that has evolved over the years, a home that grows alongside a family, with flexible rooms that can be easily adapted as the demands of family life shift.

A home with an interesting history, the land used to create the homes along the adjacent road, Fairways, was once part of land owned by Highfield.





Welcome

Make your way through to the right, where cream-coloured tiles extend underfoot in the good size kitchen, where built-in cupboards and shelving offer ample storage, and an original cast iron fireplace infuses character. With a sink and provision for a dishwasher and oven, the kitchen opens up to the family room at the rear.

A contemporary room, with high, vaulted ceiling where light pours down through Velux windows and spotlights, soothing shades of soft green and white dress the walls, whilst French doors to the front and rear bring the outdoors in, framing verdant views out over the garden.

From the family room, access the handy downstairs shower room, with shower, wash basin and WC, to one side, and also a utility room, with further storage space alongside plumbing for a washing machine and dryer. There is also a built-in freezer.

Feast Your Eyes

Turning right from the front door, feast your eyes on the characterful features of the dining room, including original parquet flooring, a handsome cast iron fireplace and elegant stained-glass windows. The colourful feature chimney breast adds a contemporary touch to this formal dining room which leads through to the capacious sitting room.

Light and bright, with windows peeping out to the garden from either side of the chimney breast, within a handsome fire surround. Within, a crackling log fire emanates toasty warmth throughout the winter months.

Cosily carpeted underfoot, French doors overlooking the garden invite the outdoors in, opening to provide instant access to the patio for aperitifs and sundowners.

From the entrance hall, ascend the stairs up to the first-floor landing, where a large window shines light through from outdoors and frames views out over the fields and countryside.





And So to Bed...

Ahead, step through into the brightly lit study, where those working from home can seek inspiration from the countryside views.

Along the landing, refresh your senses in the fully tiled family bathroom, a modern space with bath containing overhead shower, and built-in WC and vanity unit wash basin.

Next door on the right, with leafy views, bedroom two, a spacious double, features original artwork to the feature wall, carpeted underfoot with a handy built-in storage cupboard.

Continue along the landing to arrive at bedroom three, another calm and serene guest bedroom illuminated by a large window.

Rest & Refresh

Peace and tranquillity await in the bountiful master bedroom where windows to two sides invite natural light through and offer verdant views out over the garden and countryside.

With plenty of space for storage, freshen up in the ensuite shower room, with shower, vanity unit wash basin, demisting mirror and WC.

Ascend another staircase up to the second floor, part of a recent loft conversion, and where two additional spacious bedrooms can be found beneath high, vaulted ceilings. Eaves storage is available, with further storage along the landings. Both bedrooms are amply lit by windows and skylights.





Sunshine, Shade & Shelter

Flow out from the family room and sitting room to soak up the sunshine on the large patio terrace of the rear garden.

A magical outdoor setting for families, there is ample space for children and adults to seek out enjoyment, with places to dine alfresco and barbecue in addition to a sizeable, flat lawn, perfect for play.

A haven for nature, in early summer a bank of rhododendrons bursts into colourful bloom, creating a wall of whites, pinks and reds. Discover the treehouse, and barked play area, currently furnished with trampoline and slide, or simply soak up the morning sun on the patio before it moves onto the garden for the rest of the day.

Note too, the large garage, built with a division to allow for a conversion, should you wish to create annex accommodation, or create a garden office.

Out & About

With all the tranquillity of a rural retreat, Highfield is conveniently close to the nearby town of Frodsham, a friendly and vibrant town filled with a variety of pubs, restaurants, takeaways, and cafes offering fine dining experiences.

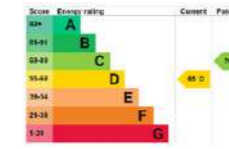
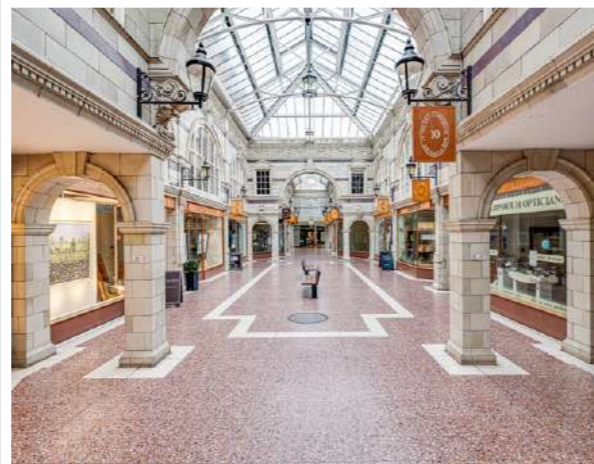
A leisurely 15-minute walk takes you to Frodsham Hill, while Hob Hey Wood is just a ten-minute stroll away; meanwhile for families with children, there is also a handy play park conveniently located within a ten-minute walk.

Well-equipped, in Frodsham you will find all the essential amenities including a supermarket and numerous shops, complemented by a lively Thursday market.

Ideal for commuting, the culture, fine dining and varied shops of Chester are only a 20-minute drive away, with both Manchester and Liverpool reachable in about 40 minutes.

A spacious and flexible home for families, from Highfield, there are a range of schools to choose from, with all the primary schools in the area currently rated 'Good' or 'Outstanding'. Helsby High School, a mere ten minutes away, is also rated 'Good'.

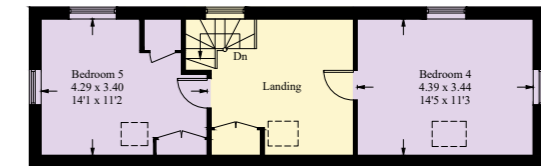
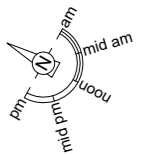
A true family haven, offering immense potential and versatility, where countryside and city convene, Highfield is the ideal home for a young family to grow in and thrive.



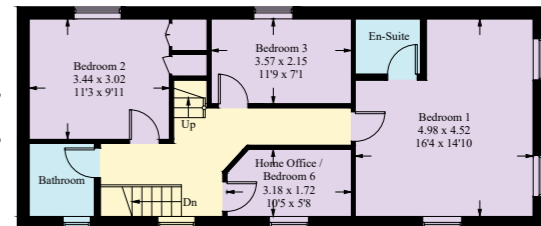
FINER DETAILS

- Spacious gardens
- Walking distance to Frodsham
- Large reception rooms
- Open plan kitchen and living area
- Access to M56, Manchester, Liverpool, Chester

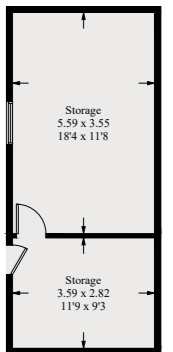
Approximate Gross Internal Area = 206.5 sq m / 2223.2 sq ft
 Outbuilding = 30.3 sq m / 326.5 sq ft
 Total = 236.8 sq m / 2549.7 sq ft



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097426)



Highfield

FRODSHAM

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