



Birchdale Barns
KINGSWOOD, FRODSHAM

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Nestled in an exclusive new development in the heart of the Cheshire countryside this stunning barn conversion blends countryside charm with contemporary living.



FEATURES

- Four bedrooms
- Three bathrooms
- Beautiful open countryside views
- Easy access to Frodsham and Kelsall
- Large garden
- Private driveway and off road parking
- Large open plan kitchen/living/dining



DESCRIPTION

This spacious four-bedroom family home offers contemporary living with exceptional attention to detail throughout.

The ground floor features a bright and welcoming entrance hall with elegant wood effect flooring, a stylish living room and a stunning open plan kitchen/living/dining area with bi-folding doors stretching across the room, seamlessly connecting the interior to the patio and garden. Additional sliding doors further enhance the indoor-outdoor flow. The beautifully appointed kitchen boasts quartz stone worktops and integrated appliances including a fridge, freezer, dishwasher, oven, hob, and extractor fan.

Upstairs, there are three generous double bedrooms, a family bathroom, versatile office and a practical utility room. Two of the bedrooms enjoy sliding doors with large openings that showcase the idyllic countryside views. Bedroom two benefits from an ensuite shower room, while the family bathroom also connects to a third bedroom for optional ensuite use.

The second floor is dedicated to the impressive principal suite, featuring a spacious bedroom with Juliet balcony and scenic countryside views, a separate dressing room, and a beautifully designed ensuite with walk-in shower, freestanding bath, W.C, and washbasin.

The property also benefits from underfloor heating on the ground floor, ample storage, and has been thoughtfully designed with energy efficiency and modern living in mind. Developed by Sandstone Estates, a Chester-based firm known for creating unique private residences with exceptional craftsmanship and attention to detail.



The development is accessed via secure electric gates and features a spacious, low-maintenance lawned garden, a private gated driveway with off road parking, plus additional allocated parking at the front of the property.

SITUATION

Situated in the picturesque hamlet of Kingswood, this property enjoys an elevated position in Cheshire countryside, offering sweeping rural views and a peaceful setting. Despite its tranquil surroundings, the location is exceptionally well-connected. Kingsley village is 3 miles away, providing essential amenities including a Co-op/post office, chemist, GP surgery, primary school, village pub, church, and cricket club. Nearby popular villages such as Manley, Mouldsworth, Delamere, Norley, Ashton and Kelsall add to the charm and convenience of the area.

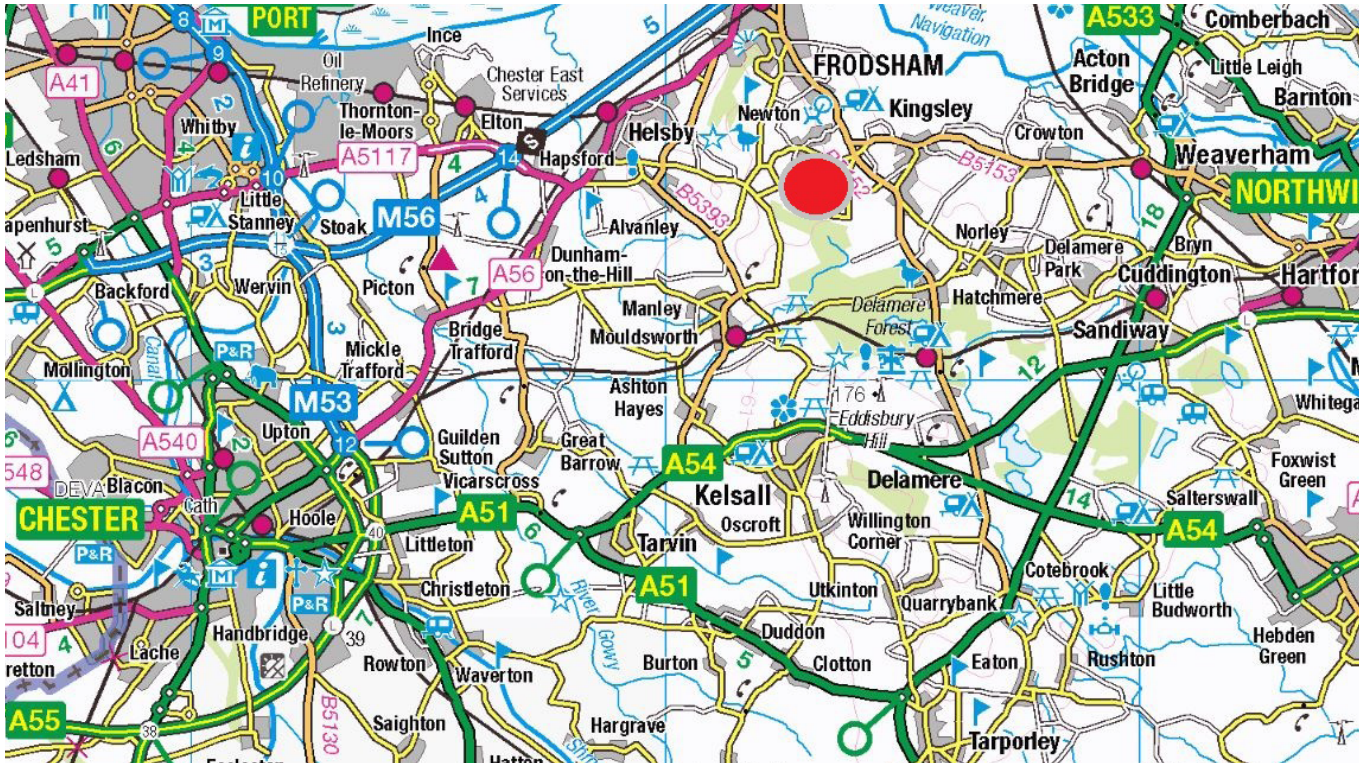
Frodsham town lies just 3.5 miles away, providing a wider range of shops and services. The property is ideally placed for both commuting and schooling, with excellent access to Chester's renowned independent schools—King's, Queen's, and Abbeygate as well as The Grange at Hartford and respected local primaries in Manley, Ashton Hayes, Frodsham, and Helsby.

Connectivity is a key advantage, being close to the M56 motorway, offering swift access to the M6 and the national motorway network. Daily travel to Manchester, Liverpool and Birmingham is easily achievable. Manchester and Liverpool airports are within commuting distance, and rail links to London are available from Frodsham, Runcorn, and Crewe, with direct trains reaching Euston in under two hours.

**Frodsham - 3 miles, Kelsall - 5.5 miles,
Tarporley - 10 miles, Warrington - 13 miles
Northwich - 10 miles, Manchester - 32 miles**







TENURE

Freehold

COUNCIL TAX

Band C (estimated)

METHOD OF SALE

Private treaty

SERVICES

Mains water, private drainage system, mains electricity and air source heating

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



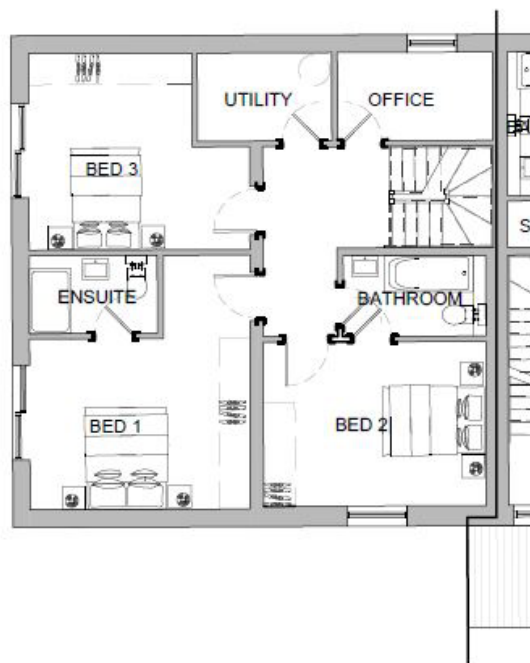
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

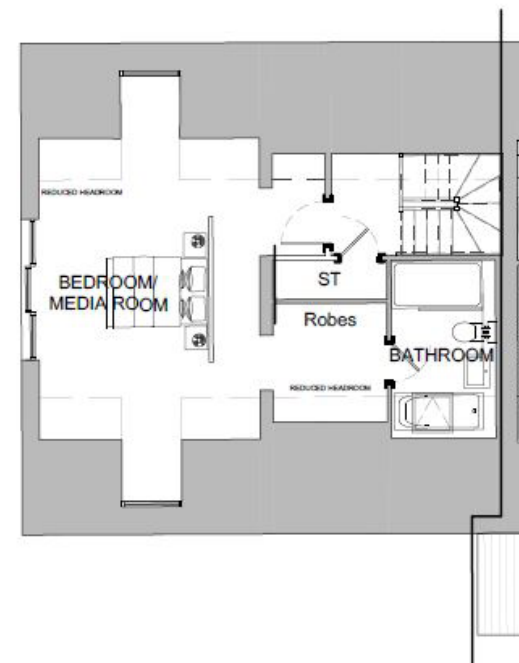
Total internal area 2,219 sq ft (206 sq m)



2 Birchdale Barns
Ground Floor Plan



2 Birchdale Barns
First Floor Plan



2 Birchdale Barns
Loft Floor Plan

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