



Trafford House
Vicarage Lane | Helsby | Frodsham | Cheshire | WA6 9AE

FINE & COUNTRY

TRAFFORD HOUSE

Welcome to Trafford House a beautifully appointed, architect-designed family home nestled beneath the dramatic backdrop of Helsby Hill. Set back on a peaceful country lane, this exceptional residence combines village charm with commuter convenience, having been completed to an exacting standard by renowned local developers CB Homes in 2022.



Accommodation summary

Ground Floor –

You enter via a handsome oak-framed porch into a striking hallway, bathed in natural light from a full-height feature window. The bespoke oak staircase, solid oak doors, and large-format tiled flooring set the tone for the quality throughout.

To the left, a bright and versatile home office enjoys dual-aspect views — ideal for home working or use as a guest bedroom. The elegant sitting room is warm and inviting, centred around a wood-burning stove and opening onto the rear terrace via French doors.

At the heart of the home lies a magnificent 'Great Room': a vast open-plan kitchen, dining, and living space ideal for entertaining. The bespoke kitchen is fitted with high-spec appliances, quartz worktops, and a central island with breakfast bar. Dual-aspect glazing, bi-fold and French doors connect the space to the gardens — creating a seamless indoor-outdoor lifestyle. A utility and boot room provides excellent functional space and secondary access to the rear garden.

















First Floor -

Upstairs, the principle suite plus four generously proportioned double bedrooms offer flexibility for modern family life. Two enjoy en suite facilities, and all are flooded with light. The luxurious principal suite includes a Juliet balcony with garden views, a separate dressing room, and an indulgent en suite bathroom worthy of a boutique hotel.













Outside

Set behind electric gates, Trafford House is approached by a sweeping driveway with space for multiple vehicles and access to a double garage. The landscaped, wrap-around gardens have been thoughtfully designed to offer multiple areas for relaxation, al fresco dining and family play — from sunrise coffee to evening sunsets.

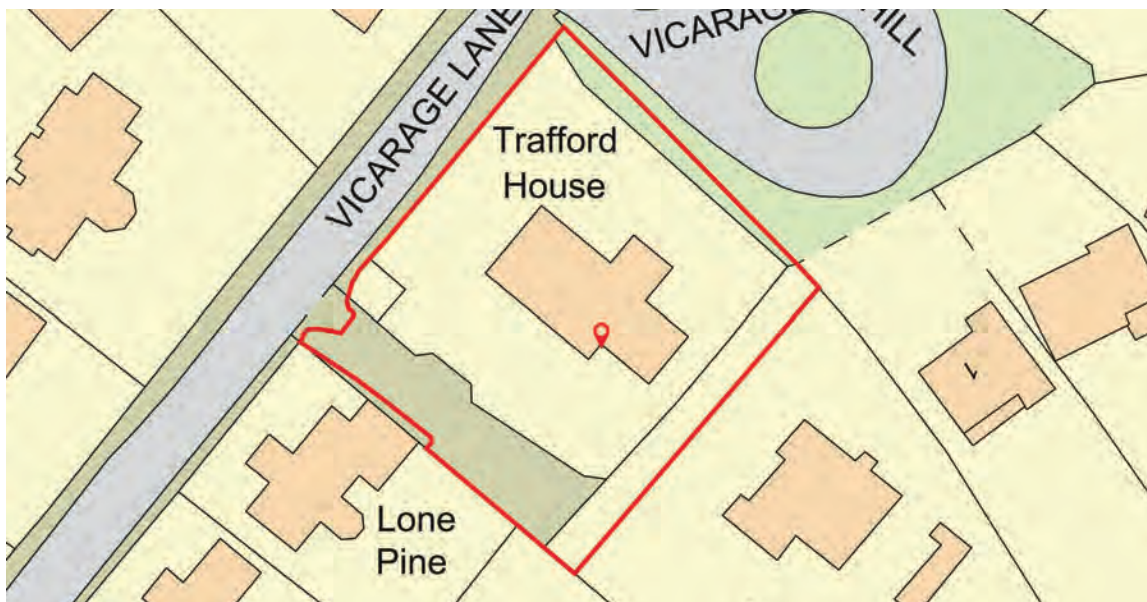
Location

Vicarage Lane is a desirable, tree-lined address in the heart of Helsby — a welcoming Cheshire village known for its strong sense of community. Social events are held throughout the year, and the nearby countryside, schools, eateries, shops and sports facilities offer a balanced lifestyle.

The property is ideally placed for commuters, with direct road and rail links to Chester, Liverpool, Manchester, and even London — all within easy reach thanks to excellent local infrastructure and proximity to both Liverpool John Lennon and Manchester Airports







Services, Utilities & Property Information

Utilities – The property is connected to mains water, drainage, gas, and electricity.

Mobile Phone Coverage – 4G and 5G mobile phone signal is available in the area. We advise you to check with your current provider.

Broadband Availability – FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Local Authority – Cheshire & West Chester

Tenure: Freehold | **Tax Band:** G | **EPC:** B

Local Authority: Cheshire West & Chester
Council Tax Band: G

Viewing Arrangements

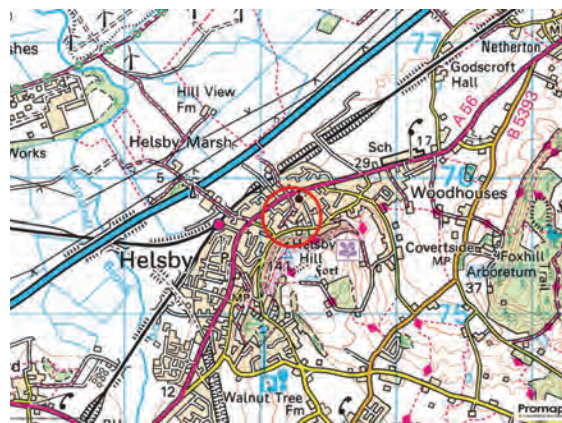
Strictly via the vendors sole agents Fine & Country on Tel Number: 01244 478 630

Website

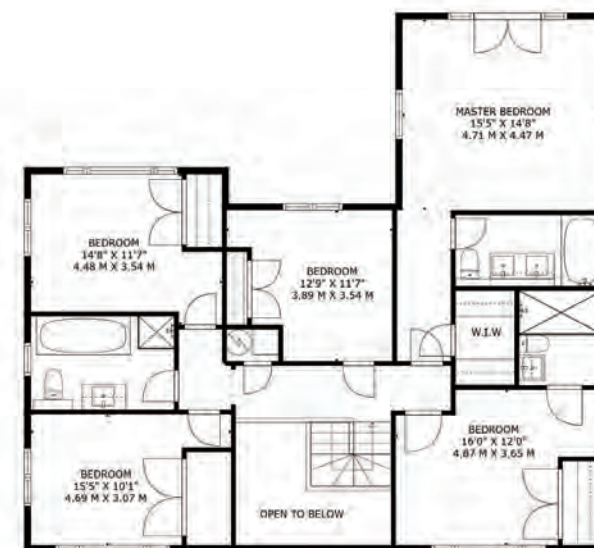
For more information visit F&C Microsite Address

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2685 sq ft, 249 m2
 OPEN TO BELOW: 54 sq ft, 5 m2
 GARAGE: 351 sq ft, 33 m2

OVERALL TOTALS: 3090 sq ft, 287 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 30.06.2025







RICHARD HUGHES
PARTNER AGENT

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I'm a family man with more than 20 years experience within property development, so I've personally navigated the intricacies of buying, developing, staging, and successfully selling multiple properties across Cheshire, North Yorkshire, and Wirral. My passion for properties extends beyond mere transactions; it's a lifelong journey of transforming spaces into dreams and I take immense pride in providing exceptional customer service to my clients, whether they are selling their home, sourcing their next dream home, or looking for a second home in the UK or overseas.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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