



Birchdale Barns
KINGSWOOD, FRODSHAM

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A beautifully finished barn conversion featuring contemporary open-plan living, character beams and countryside views in a peaceful yet well-connected setting.



FEATURES

- Semi-detached barn conversion
- Three bedrooms
- Two bathrooms
- Open plan living
- Off road parking
- Far reaching countryside views
- 8 years remaining on the new-build warranty

DESCRIPTION

4 Birchdale Barns is an exceptional barn conversion, completed in 2024 and finished to an immaculate standard throughout. This beautifully crafted home effortlessly blends contemporary design with charming character features, including exposed beams and impressive high ceilings.

On the ground floor, the property offers a spacious and versatile open-plan kitchen and living area, enhanced by elegant wood-effect flooring and full-width bi-folding doors that open out onto the patio and garden—perfect for indoor-outdoor living. The kitchen is fitted with quartz stone worktops and high-quality Siemens integrated appliances, including a fridge, freezer, dishwasher, oven, 5-ring hob and extractor fan. A separate utility cupboard provides space for laundry appliances, and there is also a downstairs WC and useful understairs storage.

A standout feature of the home is the principal bedroom, where full-height windows span the width of the room, opening via sliding doors to a Juliet balcony with far reaching panoramic countryside views. This room also benefits from a stylish en suite shower room. The second bedroom showcases attractive character beams, while the third bedroom is ideal as a home office or nursery. The fully tiled family bathroom includes a WC, washbasin and bath with dual shower over.

The development is approached via secure electric gates and the property itself enjoys a low-maintenance tiered lawned garden, a generous patio area and a private driveway providing off-road parking for two vehicles.



SITUATION

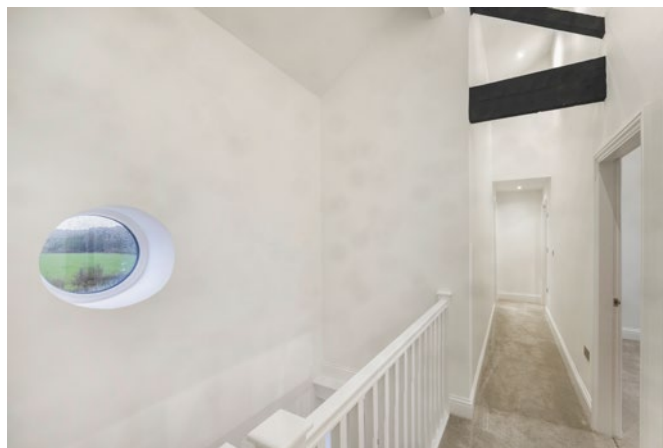
Situated in the picturesque hamlet of Kingswood, this property enjoys an elevated position in Cheshire countryside, offering sweeping rural views and a peaceful setting.

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

To be confirmed

METHOD OF SALE

Private treaty

SERVICES

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

VIEWINGS

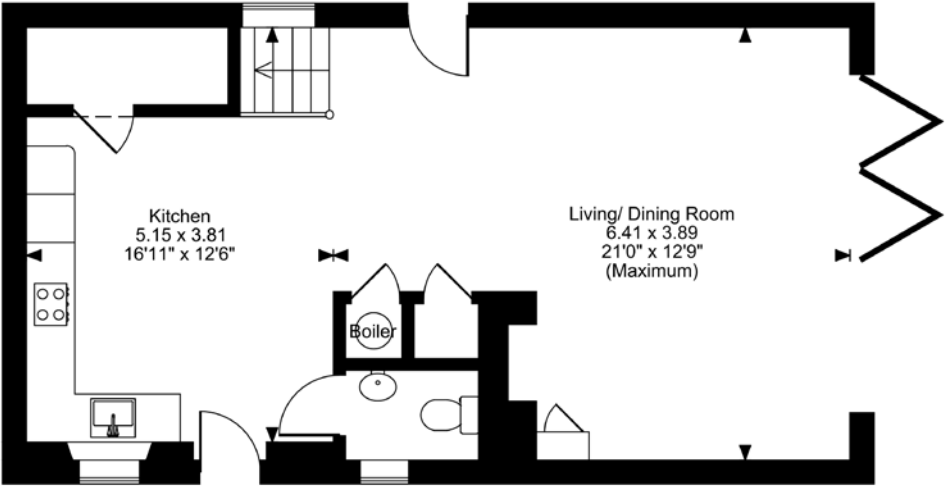
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



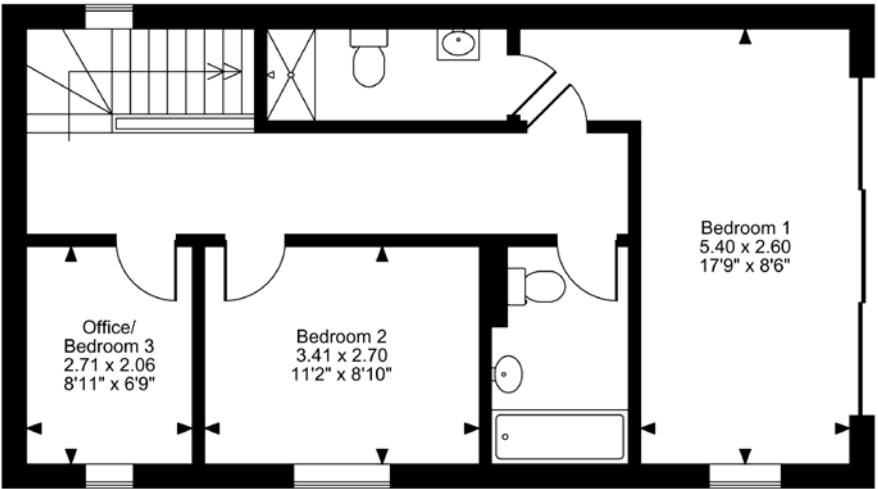
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 105 A |
| 81-91 | B | | |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOORPLAN

Birchdale Barns, Waterloo Lane, Kingswood, Frodsham
Approximate Gross Internal Area
1142 Sq Ft/106 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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