



EVERSLEY LODGE

FRODSHAM



A home that makes you proud to be its owner, with its bow-fronted façade, decorative timbered gable and deep overhanging eaves, Eversley Lodge makes a fine first impression as a handsome example of Edwardian Arts & Crafts design.



HISTORIC ROOTS

Tucked between open fields and the caverns and fairy caves beneath Cheshire's Sandstone Ridge, Eversley Lodge sits on the rural fringe of the lovely village of Frodsham and resonates with history. To the rear, a former golf course, now rewilded by the Woodland Trust, feels wonderfully untamed, yet within 20–25 minutes on foot, via a handy cut-through to Kingsley Road, Frodsham's shops, cafés and restaurants come into easy reach.

A historic home, and true to its name, Eversley Lodge was once the lodge to Eversley House opposite, built in 1882 for the owner of the Runcorn and Cheshire Electric Company, later known as Manweb and used as corporate offices. Originally constructed as stables – with accommodation above, likely for a groom or chauffeur – the Lodge formed part of the wider estate. Pull onto the driveway, where there is plentiful parking for multiple cars on the driveway itself, with additional space for two cars in front of the double garage, furnished with lighting. An electric vehicle charging point is also available to the front outside the study.

CHARACTER HOME REBORN

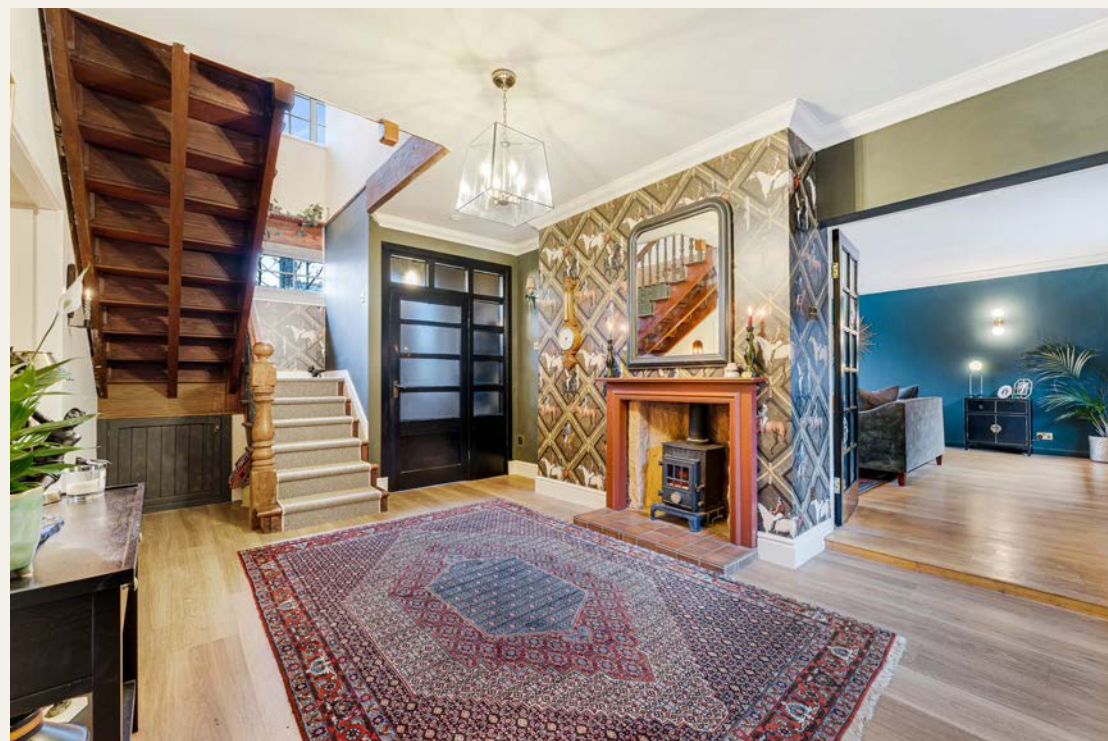
Over the past two years, under the careful custodianship of the current owners, Eversley Lodge has been carefully renovated and refreshed. Ceilings in the study and master bedroom have been replaced, most rooms replastered, chimneys repointed and part of the roof relaid. The former conservatory is now a true dining room with a new roof and light-flooding roof lanterns, alongside a new kitchen, en suite and selected windows. With an eye to modern living, there have also been a number of practical improvements, which include relocating the laundry indoors, all while preserving and thoughtfully enhancing the home's period character.

Making your way to the front door, cream-painted brickwork gives traditional textured character to the entrance porch, a practical space for coats and muddy shoes, before stepping through a glazed door into the main hall.

Spacious and instantly welcoming, in the entrance hall the staircase, with its carved newel post and painted balustrade instantly draws the eye upward to the tall ceiling height, while a log-burning stove amplifies the inviting ambience. Oak-effect Karndean flooring features on the ground floor, with newly fitted carpets fitted throughout the home and to the master bedroom and guest bedroom.



WARMTH AND WELCOME



The wallpaper in the hall and along the staircase, chosen as a subtle nod to the home's origins as former stables, captures the essence of Eversley Lodge's history, while elsewhere the décor leans toward Art Deco, rich, heritage tones of burgundy, mustard and deep green create a refined warmth that suits the period beautifully. With the majority of rooms enjoying two windows and consistently high ceilings, an abundance of natural light allows the deeper palette to feel rich, balanced and beautifully luminous throughout the day.

The lounge, set beyond glazed double doors to the left, with its fantastic size and height, carries these darker hues with confidence. Naturally saturated with light from a large bow window to the front and another window to the rear, wooden flooring flows through from the hallway, while a handsome wooden fire surround houses a log-burning stove. Now a warm and cosy evening room, this room was once part of the original stable block.

FEAST YOUR EYES



Across the entrance hall, step into the kitchen, furnished with a host of integrated appliances including Neff slide-and-hide ovens, a Neff combi microwave, induction hob and fridge freezer, alongside a Bosch dishwasher. A Franke instant boiling tap and pull-out bin elevate this kitchen for modern living, while double doors open to a dedicated breakfast pantry cupboard, offering seamless storage and ensuring clutter-free mornings.



Opening up from here, the kitchen flows seamlessly into a spacious orangery dining room, now fitted with a solid roof and encircled by windows framing leafy views of the garden. Previously arranged as a seating area, the space has been reimagined to create a more natural connection between cooking, dining and entertaining, with light flooding in from windows above and French doors offering instant access out when dining al fresco in summertime.





Returning to the kitchen, beneath an archway the cosy rear snug beckons, bedecked in beams above and overlooking the garden. Bathed in gentle morning light through French doors to the patio, the snug provides the perfect spot for the first coffee of the day, or a secluded spot for the weekend crossword. Versatile in its use, it could equally serve as a playroom or relaxed family room, adapting easily to changing needs.



Beyond, an office provides a quiet retreat from the main flow of the home, tucked away to ensure privacy and peace. Kitted out with book shelving, it lends itself beautifully to home working yet could just as easily serve as a music room or creative studio. Returning to the main entrance hall via a doorway in the snug, sneak a peek at the half tiled, elegantly finished laundry room with WC, Neptune basin and tap.



BEDTIME BECKONS

Rising up through the entrance hall, the Victorian-style newels lend period presence to the staircase, dressed in a newly fitted herringbone carpet runner. A window on the turn draws in natural light, illuminating the wallpapered ascent and highlighting the craftsmanship as it rises to the landing, where exposed beams frame the space above to the right.

Here, again on the right, a large front bedroom serves as the first of the spacious doubles. Windows to the front and side draw in so much light, while built-in wardrobes offer ample storage. Next door, a second spacious bedroom looks out over a seating area in the garden, again with exposed beam and plenty of character.

Returning along the landing, opposite the stairs, the refurbished bathroom is tiled in cream, with plenty of storage beneath the wash basin. Light and bright, soak in the ambience, with a mains-fed power shower over the recently fitted bath.

Along this landing, plenty of storage awaits in a large walk-in cupboard en route to the 'blue bedroom' where windows to two sides again ensure an influx of natural light. With plenty of space for a double bed, note the characterful cast iron style radiators, (the Hive heating control conveniently located in the hallway).



SUNRISE AND SERENITY



A serene sanctuary, a peaceful palette of mint green and peach lends a Victorian elegance to the master bedroom, where there is ample space for a super king bed.

Flooded with light from its east-facing window, wake up to the gentle warmth of morning sunshine, while a side window frames views across neighbouring fields where sheep and horses graze. A recently finished en suite, fitted with classic Burlington sanitaryware, adds both comfort and period charm. With sunlight touching each room at different points throughout the day, Eversley Lodge feels bright and uplifting from morning through to evening.



OUTDOOR LIVING

Outside, the garden has been landscaped by the current owners, reconfigured with the lawn extended to create a more usable space for families, balancing the large patio with plenty of soft greenery for children to play on. South-west facing to the rear, the garden is saturated in sunshine throughout the day, with the morning rays falling across the gravel seating area at the back, where outdoor sofas currently create an inviting spot for early coffee before later becoming a relaxed setting for drinks beside the firepit as the sun dips.

Just outside the kitchen, the main patio serves as a true suntrap, currently furnished with wrought iron seating and framed by original sandstone walls and raised borders. Set almost at waist height, these beds are at perfect potting height, making gardening an easy pleasure for all ages and abilities. A brick-built outhouse with lighting and power houses the two-year old Vaillant gas boiler.

Shade comes subtly from the silver birch trees, while a garden shed provides practical wood storage for the log burners within the home. Side access leads conveniently to the front, and an outdoor tap adds further everyday ease. Furthermore, a large double garage, with power, lighting and up and over door also features a side access door, making access simple and convenient.





OUT AND ABOUT

Balancing the best of both countryside and town, Frodsham is within easy reach. Take a stroll down into town, swapping the tranquillity of rurality for a lively high street bursting with independent cafés, a bookshop, gift boutiques, a gelateria and everyday supermarkets and stores including Morrisons. The Thursday street market is a local favourite for fresh fruit and vegetables, while a monthly artisan market brings cakes, crafts and small-batch producers to town. Cowards the butcher remains renowned for its steak pies.

Dine out and enjoy anything from relaxed evenings at The Queen's Head to Italian at Lorenzo's and fine dining and AA Rosette cuisine at Next Door. Whitmore & White is perfect for grazing platters and wine, while the town's home brew taproom and the recently opened Bar 13 add to the evening scene. The ever popular The Fox & Barrel and The Fishpool Inn are just a short drive away in Cotebrook and Delamere respectively.

For families, Sir John Deane's College underpins the area's reputation for well-regarded schooling while for commuters, Frodsham Station offers direct services to Liverpool, Manchester, Chester and North Wales, with connections via Warrington Bank Quay to London. For true countryside aficionados, Eversley Lodge's most compelling connection is its rural setting. Frodsham Hill rises behind the town, offering far-reaching views towards Manchester and the Pennines, while Delamere Forest lies just down the road. The Clwydian Range, including Moel Famau, is also within accessible reach for weekend adventures.

Comfortable, characterful, versatile and wonderfully spacious, Eversley Lodge is a home that makes an immediate impression; from its spectacular façade to its inviting entrance hall, Eversley Lodge offers a welcoming space with a subtle hotel-like feel from the moment you arrive.

Rich in history and entirely individual, Eversley Lodge remains a true one-off, balancing countryside calm with everyday amenities close at hand, light-filled rooms and a considered 'broken-plan' layout providing flexibility for modern living. Equally as suited to lively gatherings as it is to quieter everyday family life, Eversley Lodge, handsome throughout the seasons, awaits.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

There is a wide selection to choose from for all your essentials in Frodsham town centre, just a 20 minute walk away



A WALK?

Frodsham Caves, Woodland Trust Frodsham Hill Nature Reserve, the Sandstone Trail - all accessible on foot from the doorstep. We also enjoy walking around Delamere Forest which is just a 10 minute drive from Eversley Lodge



A BITE TO EAT?

There are plenty of options in Frodsham including Main Street Kitchen and Next Door. We also enjoy the Fox and Barrel in nearby Cotebrook



A LOCAL PUB?

The Ring O' Bells , the Bulls Head and the Belle Monte - all just a 10 minute walk away



A DAY OUT WITH THE FAMILY?

Delamere Forest or North Wales Coast. We also like to catch a direct train to Chester, Manchester or Liverpool

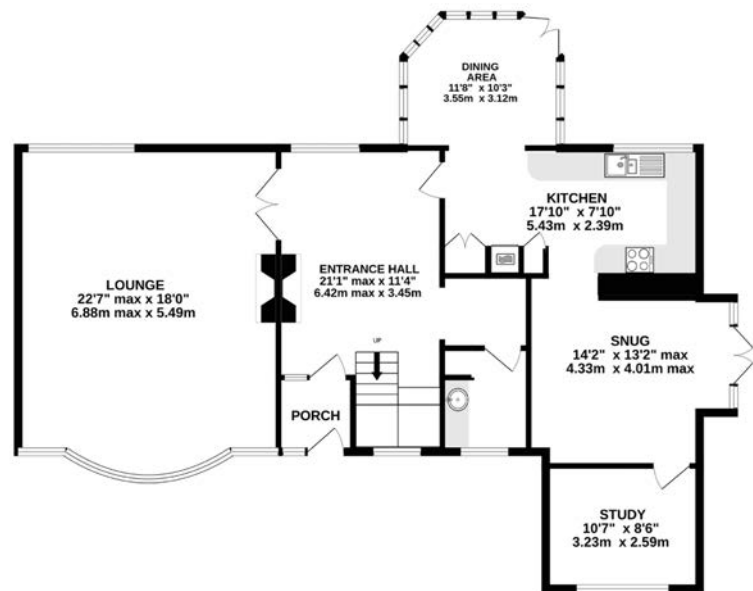


SCHOOLS?

Frodsham Primary School



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx



FIRST FLOOR
930 sq.ft. (86.4 sq.m.) approx



TOTAL FLOOR AREA
2127 sq.ft. (198 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Handsome Edwardian Arts & Crafts home with bow-fronted façade and timbered gable
- Rich history as former lodge and stables to Eversley House (circa 1882)
- Beautifully renovated and refreshed over the past two years
- Characterful interiors with high ceilings, exposed beams and log-burning stoves
- Stylish kitchen with Neff appliances, Franke boiling tap and walk-in pantry storage
- Light-filled orangery dining room with roof lanterns and garden access
- Four spacious double bedrooms including master suite with new en suite
- Landscaped south-west facing garden with patio, seating areas and sandstone walls
- Double garage with power and lighting, plus EV charging point
- Semi-rural setting near Frodsham with countryside walks from the doorstep



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