



**GASCOIGNE
HALMAN**

BANK HOUSE LANE, HELSBY

THE AREAS LEADING ESTATE AGENT



| A SUBSTANTAL AND DISTINCTIVE DETACHED HOUSE DATING BACK TO 1781

BANK HOUSE LANE, HELSBY

£725,000

A striking detached house of character offering remodelled and refurbished, high quality accommodation extending to almost 2900 sq ft (268 sq m), set in secluded gardens, within a popular area of Helsby.

Comment from Andrew Hayes of Gascoigne Halman.

Thornfield is a unique and distinctive detached house, dating back to 1780 and believed to have operated as a pig farm. It is also a house that I know well. I was born in Helsby and grew up nearby. I had school friends who lived in the house and visited often. I admired the house as it seemed enormous to me and always full of life and joy. It was subsequently owned by another family for several decades. Roll on 36 years and I was lucky to be able to oversee the sale to the current owners in 2019.

Since then, it has been subject to huge investment with thought, care and attention to preserve the character of the house.



The results are impressive and have created a home that is substantial yet homely with a tasteful, contemporary feel.

The ground floor has been re-modelled to form a wonderful open plan living space incorporating a superb modern kitchen, dining and living areas, extending in to a garden room. Bi folding and double doors open to enable this area to seamlessly connect on to the gardens. There are two separate reception rooms currently used as a lounge and play room but the use of these can be adapted to suit individual needs.

There are five good sized bedrooms on the first floor. The main bedroom has a dressing room, luxury en-suite bathroom and access to a private balcony with views to Helsby Hill. The other bedrooms are served by a separate family bathroom.

Externally, there are two driveways providing parking for multiple vehicles and a substantial double garage. The gardens wrap around the house with a superb outdoor entertaining area, an expanse of lawn and established borders.

LOCATION

The property is situated within a sought after areas of Helsby, close to Helsby Hill and within walking distance of popular schools. The village offers a range of local facilities and a Tesco supermarket whilst Frodsham is only a few minutes away by car. Highly rated Helsby Hillside Primary School and Helsby High School are both within walking distance. There are excellent recreational and leisure facilities in the area and open countryside is literally on the doorstep. The road, rail and motorway networks allow access to many parts of the North West. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

TENURE

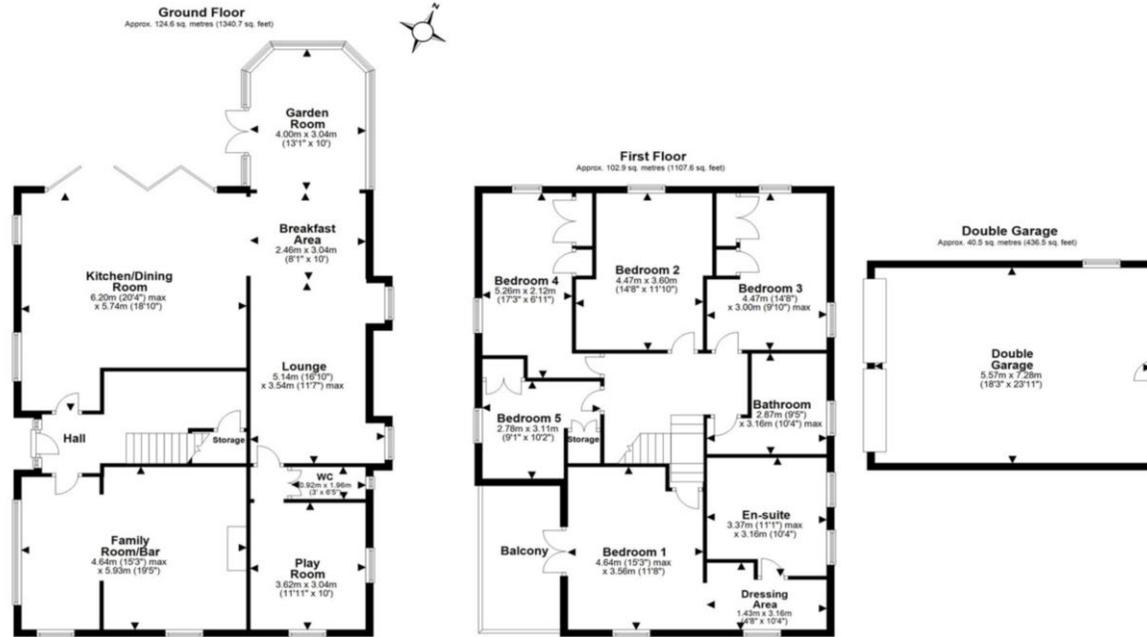
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current D



Total area: approx. 268.0 sq. metres (2884.7 sq. feet)

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