



Oakfield

Hapsford Lane, Helsby, Frodsham, Cheshire, WA6 0JR

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Cheshire, WA6 0JR

Guide Price - £750,000

A fantastic opportunity to acquire this detached bungalow with stables and land extending to approximately 2.45 acres. The property is well maintained and offers comfortable, practical living space throughout.

The accommodation includes an entrance porch, cloakroom, a spacious kitchen/dining room, lounge, inner hallway, three bedrooms and a family bathroom.

The property is approached via a gated entrance leading onto a long driveway, providing ample off road parking. To the rear are sizeable paddocks along with a menage, six stables and a tack room. In addition, there is a large outbuilding currently used as an entertaining space or home office, with an adjoining gym or salon.

A detached static caravan is also located within the grounds, offering potential for holiday let or Airbnb use, subject to the relevant permissions.

LOCATION

Helsby is a well regarded village at the foot of Helsby Hill, known for its strong sense of community and easy access to the surrounding countryside. It is particularly popular with families, thanks to its local schools, practical amenities and straightforward transport links. Walks up Helsby Hill and through nearby woodland are a real draw, giving the area a slightly more rural feel while still being well connected.

Just a few minutes away, Frodsham offers a busier market town atmosphere. Its high street has a good mix of independent shops, cafés, pubs and restaurants, along with supermarkets and essential services. The town also benefits from a train station with direct links to Chester, Liverpool and Manchester, making it a convenient base for commuters. Together, Helsby and Frodsham appeal to a wide range of buyers, from first-time purchasers to families and downsizers, all looking for a location that offers green space, a welcoming community and easy access to larger towns and cities.





ACCOMMODATION

Approached via the driveway, lawned garden to front and the pedestrian pathway.

ENTRANCE PORCH

Leading through to the cloak room, housing the central heating boiler and window, door from the entrance porch to the kitchen/dining room.

KITCHEN/DINING ROOM

Wall, base and drawer units, single drainer sink unit, range style cooker, plumbing point for a washing machine, space for a fridge freezer, tiled flooring, tiled walls, double glazed windows to front and side, radiator, connecting door through to the lounge.



LOUNGE

Double glazed window, open fire, raised hearth, timber surround and mantel, radiator, connecting door through to the inner hallway.

INNER HALLWAY

Double glazed window.

BEDROOM 1

Double bedroom with double glazed windows to both side and rear, radiator, loft access point.

BEDROOM 2

Double bedroom with sliding patio doors to rear, built in wardrobe.

BEDROOM 3

Double glazed window to rear and a radiator.

BATHROOM

Panel bath with a shower over, WC and wash hand basin, tiled flooring, part tiled walls, radiator and a double glazed window.



OUTSIDE

Gated entry to a long driveway providing ample off road parking. Lawned front and rear garden, plus a large lawned garden area to the side of the driveway leading up to the menage.

LAND

In total extending to approximately 2.45 acres, including large paddocks and menage.

OUTBUILDINGS

Good size entertainment room/home office with WC, ideal for home workers or games room. Just off the main entertaining space is a gym area and home salon.

SERVICES

Mains water, electric, septic tank drainage.

COUNCIL TAX

E

EPC

D

DIRECTIONS

Sat Nav WA6 0JR

What3words [///grunt.public.shuttered](https://www.what3words.com/#!/grunt.public.shuttered)

APPROXIMATE DISTANCES

Manchester Airport 25.4 miles

Liverpool Airport 16.7 miles

Frodsham Train Station 4.3 miles





AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

NB

Potential purchaser may note the Land Registry title plan is incorrect and Rostons understand a narrow area of land is not showing as being registered.



SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

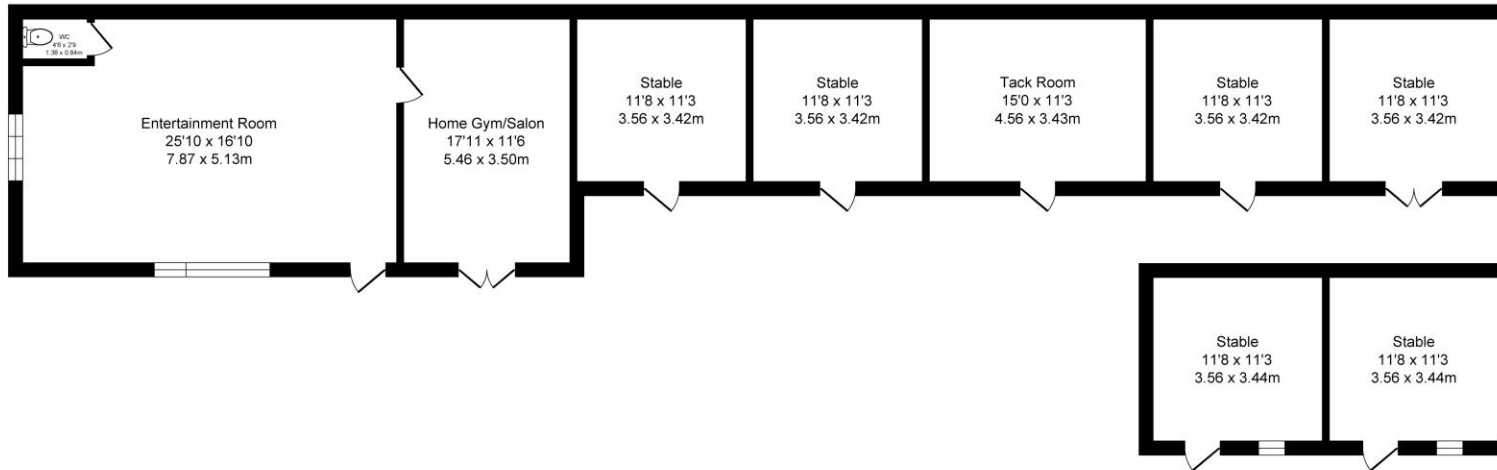
DISCLAIMER

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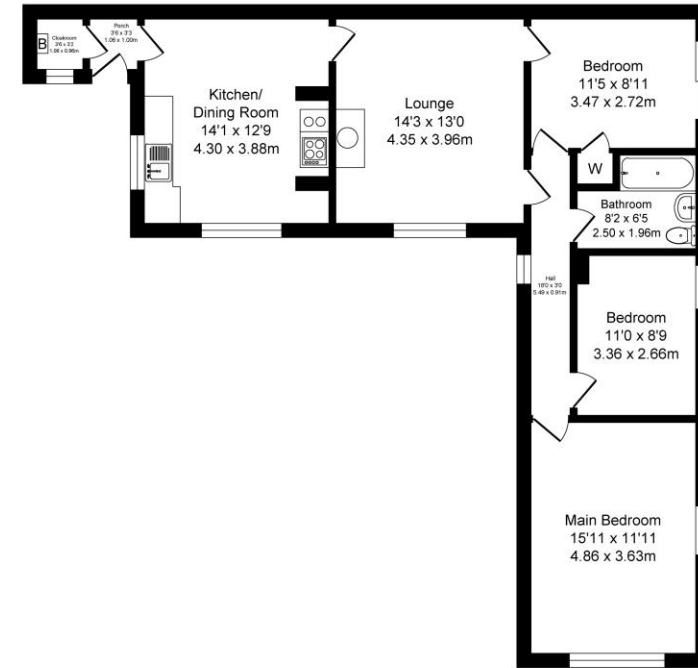


Oakfield, Hapsford Lane, Frodsham
 Total Approx. Floor Area 2525 Sq.ft. (234.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuildings
 Approx. Floor Area 1624 Sq.Ft (150.9 Sq.M.)



Approx. Floor Area 901 Sq.Ft (83.7 Sq.M.)



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