



Thyme House
HAPSFORD, FRODSHAM

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An exceptional family home offering a perfect blend of elegance, space and modern convenience, with beautifully landscaped gardens, double garage and a self-contained annex.



FEATURES

- Immaculately presented family home
- Four bedrooms
- Contemporary self-contained annex
- Double garage and large driveway
- Large gardens and paved terrace
- Located in Hapsford village
- Excellent transport links



DESCRIPTION

Thyme House is an outstanding family residence that perfectly blends classic elegance with contemporary design, offering beautifully appointed interiors and exceptional attention to detail throughout. Positioned on a generous landscaped plot at the end of a quiet cul-de-sac in the desirable village of Hapsford, Thyme House provides a tranquil setting with superb connectivity.

The heart of the home is the impressive open-plan kitchen, dining, and living space—an area designed for modern family living and entertaining. Flooded with natural light, the room features vaulted ceilings with exposed oak beams, a bespoke Brownlows kitchen with central island, granite worktops and premium integrated appliances. Expansive bi-fold doors open onto a substantial stone terrace and gardens, creating a seamless indoor-outdoor flow. A cosy sitting area with feature fireplace and wood-burning stove complements the space, alongside a generous dining area. A separate utility room with bespoke cabinetry offers excellent storage and practicality.

The welcoming entrance hall, finished with composite oak flooring, leads to the principal reception room—a spacious, light-filled living room with doors to the terrace and feature fireplace with electric fire. Additional ground-floor accommodation includes a family room, a downstairs bedroom, and a cloakroom/W.C.

Upstairs, there are three generously proportioned bedrooms and a family bathroom. The bathroom features a classic roll-top bath with shower over.



The principal bedroom suite incorporates a dressing area with bespoke fitted cabinetry, integrated shelving, sensor lighting and vanity desk. This space could be reconfigured to create an additional bedroom if desired. There is also a contemporary en-suite bathroom with Burlington sanitaryware, a walk-in shower and freestanding bathtub.

The property is immaculately presented and finished to an impeccable standard throughout. There is gas central heating with underfloor heating throughout the ground floor controlled via a HIVE system. Additional features include Hikvision CCTV, a security alarm system and FTTP Broadband.

ANNEX

A contemporary and fully self-contained annex provides versatile accommodation - ideal for guests, extended family or to be utilised as a home office. The annex features striking timber cladding exterior with full height glazing and sits within a Japanese-inspired private garden with a generous decked terrace area. Internally, there is an open-plan living area with sleek-fitted kitchen and integrated appliances, a double bedroom with fitted wardrobes and a stylish shower room. Underfloor heating runs throughout, powered by a separate electric boiler.

EXTERNALLY

The property is approached via electric gated driveway, framed by beautifully maintained hedging and a handsome red brick façade. There is a large driveway providing ample parking and a double garage featuring electrically operated doors, EV charging, ample eaves storage and separate side access door.



To the rear, the gardens are truly spectacular. A sweeping expanse of manicured lawn framed by vibrant, mature trees and planting offering privacy and a picturesque backdrop. A large stone-paved terrace spans the width of the house, creating an ideal space for outdoor dining and entertaining. There is a charming summerhouse nestled amongst the trees at the bottom of the garden, offering a peaceful retreat.

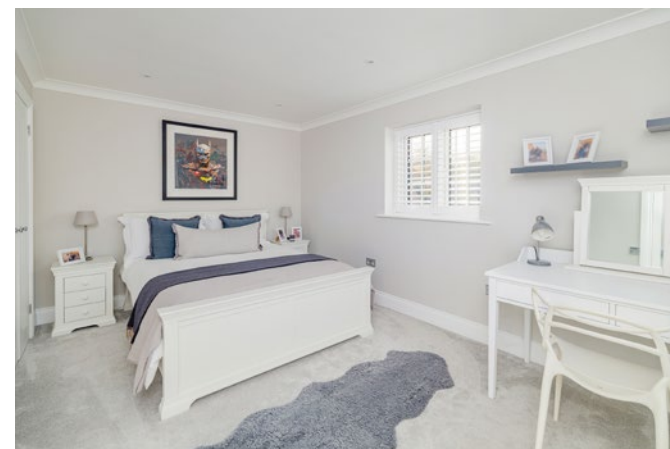
SITUATION

Thyme House is located in the charming village of Hapsford. Nestled amidst countryside, Hapsford offers a village lifestyle while remaining exceptionally well-connected. The village lies just 4 miles west of Frodsham and 9 miles east of Chester, providing easy access to a wide range of amenities, schools, and transport links.

The nearby towns of Helsby and Frodsham offer a variety of local shops and services, while Chester provides a vibrant city experience with its historic centre, cultural attractions, and excellent shopping and dining options.

For families, the area is well-served by highly regarded schools, including Frodsham and Helsby primary schools, as well as well-regarded independent schools such as The King's School, The Queen's School, Abbey Gate College, and The Grange School in Hartford.

The M56, A56, and M53 are all easily accessible, offering easy travel to Chester, Manchester, Liverpool, and beyond. Helsby Railway Station is just 2 miles away, providing direct services to Chester and Manchester, while further rail connections from Runcorn and Crewe offer direct trains to London Euston in under two hours. Both Manchester and Liverpool airports are within easy travelling distance.





TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty.

SERVICES

All mains services

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		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Moor Court, Moor Lane, Hapsford, Frodsham

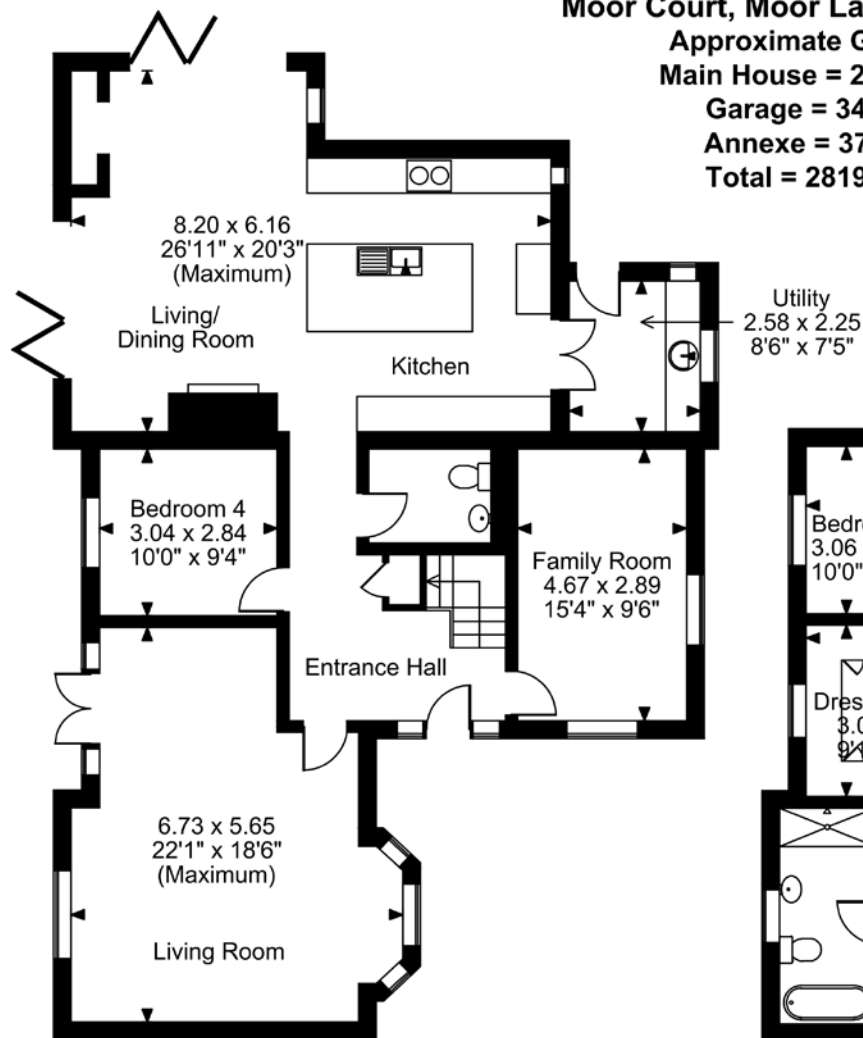
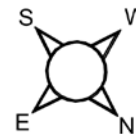
Approximate Gross Internal Area

Main House = 2106 Sq Ft/196 Sq M

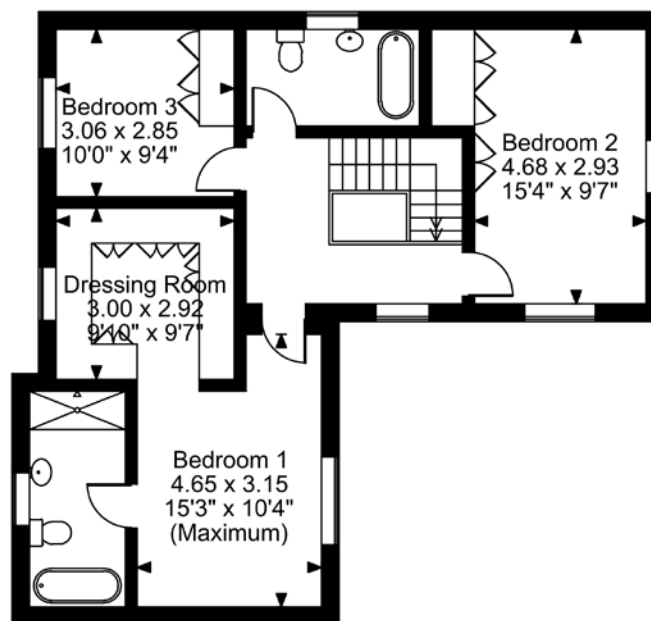
Garage = 342 Sq Ft/32 Sq M

Annexe = 371 Sq Ft/34 Sq M

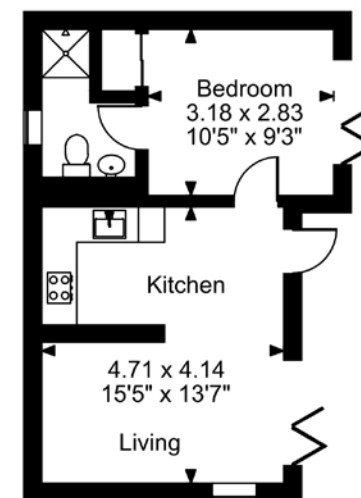
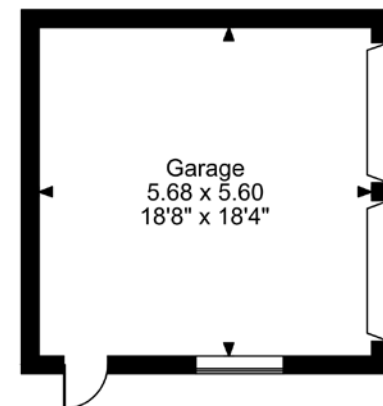
Total = 2819 Sq Ft/262 Sq M



Ground Floor



First Floor



Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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01244 408288
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