



**GASCOIGNE
HALMAN**

BELL LANE, THELWALL

THE AREAS LEADING ESTATE AGENT



BELL LANE, THELWALL

Presenting a truly exceptional five bedroom detached residence proudly named "Beech House", expertly crafted to deliver the highest standards of luxury living on a substantial and private half acre tree lined plot.





BEECH HOUSE

Stunning open plan living kitchen dining space

Separate dining conservatory overlooking the gardens

Spacious lounge with feature fireplace

Spacious Entrance Hall opening into the main living areas

Dedicated ground floor study

Separate laundry/utility room

Five spacious double bedrooms

Impressive galleried stairs and landing space

Beautiful and generous landscaped gardens with patio areas

Sweeping gravelled driveway and double garage

Two ensuite shower rooms and a family bathroom

BELL LANE, THELWALL

DESCRIPTION

From the moment you arrive, the impressive in and out driveway, complete with a striking water fountain, sets an elegant tone. Step inside to discover a series of versatile reception rooms, perfect for entertaining, relaxing, or adapting to your lifestyle needs, all finished with meticulous attention to detail and a quality finish throughout. The heart of the home is a bespoke open plan kitchen and dining area, thoughtfully designed featuring premium appliances and custom cabinetry.

The primary bedroom suite offers a private sanctuary, boasting a beautifully appointed bespoke en-suite bathroom and fitted wardrobes, while the additional bedrooms are generously proportioned and served by a luxurious family bathroom, ensuring comfort and privacy for every member of the household.

Throughout the property, expansive windows frame serene views of the mature borders and landscaped pathways, creating a seamless connection between the refined interiors and outside landscaping. The large integrated double garage and ample parking with an EV charge point provide the utmost convenience for modern family life. Every element of this home has been curated to offer both elegance and practicality, from bespoke joinery to intelligent lighting and ample storage solutions.

This is a rare opportunity to acquire a residence that effortlessly blends luxury with everyday functionality, providing a truly aspirational lifestyle in a prestigious setting. Arrange your private viewing today and experience the exceptional quality and timeless appeal of the remarkable Beech House.

DIRECTIONS

SAT NAV: WA4 2SY







LOCATION

Thelwall borders both Lymm and Grappenhall villages and is considered to be one of the most desirable areas to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Thelwall is surrounded by green spaces such as the Trans Pennine Trail, the Bridgewater Canal, and Lymm Dam. Thelwall also offers easy access to Grappenhall village with its beautiful, cobbled streets.

Thelwall affords access to three good local primary schools as well as the school bus route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

With an abundance of local shops within close proximity including convenience stores, coffee shops, chemist, vets and hair and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. Warrington Bank Quay is the closest Intercity link to London Euston.



TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: TBC



VIEWING

Viewing strictly by appointment through the agents

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



Total: 2854 sq. Ft, 265 m2
 Ground Floor: 1721 sq. Ft, 160 M2, 1st Floor: 1133 sq. Ft, 105 m2
 Excluded Areas: Garage: 217 sq. Ft, 20 M2, Storage: 42 sq. Ft, 4 M2, Fireplace: 13 sq. Ft, 1 M2,
 Walls: 208 sq. Ft, 19 m2

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