

# Steppingstone

NORTH-WEST CHESHIRE





A wonderful architecturally and technologically ground breaking contemporary family home, boasting unparalleled rural views

Steppingstone  
Hill Road North  
Nr Frodsham  
Cheshire, WA6 9AQ

Chester 10 miles - Frodsham 1 miles  
Manchester 31 miles - Helsby 1½ miles  
Liverpool 21 miles - Liverpool Airport 16 miles









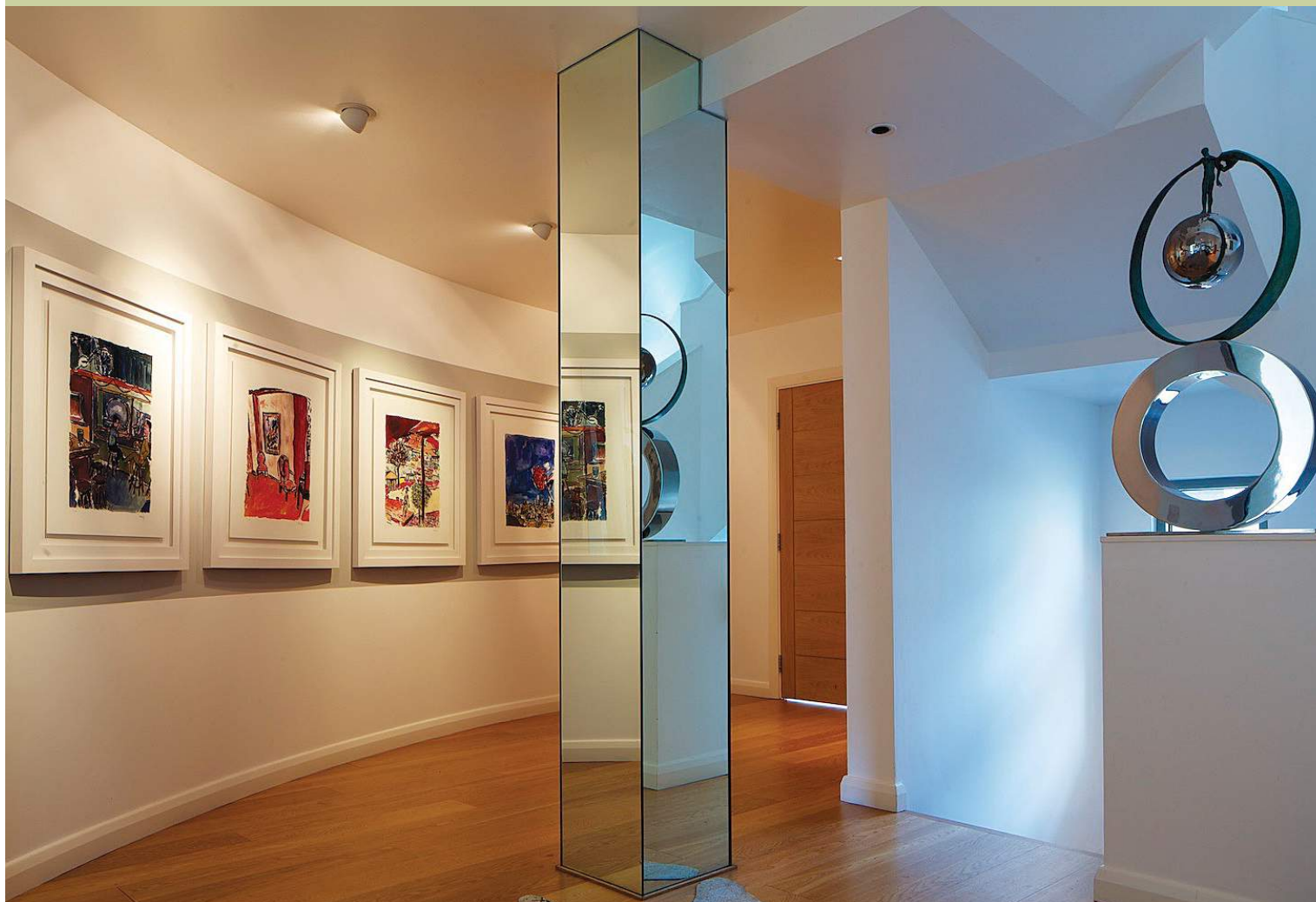
The Steppingstone project was inspired by the owner wishing to create a discreet and unique private family house, perfectly aligned to contemporary living, in a stunning rural, yet very convenient position.

It embraces the functional aspects of neo-modern architecture and key attributes of modern technology to provide a versatile and comfortable living environment.

The relaxed, free-flowing nature of the layout belies the sophisticate of the design, in fact a substantial section of the house today lies beneath the original ground level, although this is not at all obvious, and the light, air quality and rural views are exceptional.



The extensive, fully integrated technology includes keyless doors, some with fingerprint recognition, an audio visual system supporting various satellite feeds, Lutron lighting and climate control in some areas.















There are both large entertaining and small intimate family spaces throughout the house, with the main living area being largely open plan, and incorporating a main lounge, dining room, kitchen/breakfast room and adjacent family snug. Each of the spaces overlooks the garden through the floor to ceiling glass façade.

The leisure facilities are exceptional and provide an indoor sports hall, gym, indoor swimming pool with sauna and Jacuzzi, and an outdoor 3G-surfaced 5-a-side football pitch. Also on the lower level is a superb gaming media viewing room with bar and multi TV screen set up and casual seating.

The house is links through to a garage block, one section of which is part-glazed, and beyond is a superb open plan office suite.

An excellent staff flat opens onto a central courtyard.





Steppingstone is located on the slopes of Helsby Hill, a wooded sandstone hill above the Cheshire Plain and Mersey Estuary, much of which belongs and is managed by the National Trust.

The nearby villages of Helsby and Frodsham offer a good balance of daily services and the City of Chester a more comprehensive range. The M56 is close at hand, a five minute drive or so, and provides an excellent link to Chester and North Wales, the cities of Liverpool and Manchester and both international airports are within about 25 minutes. Depending on weather conditions, Battersea heliport is about 1¼ hour's flight time.

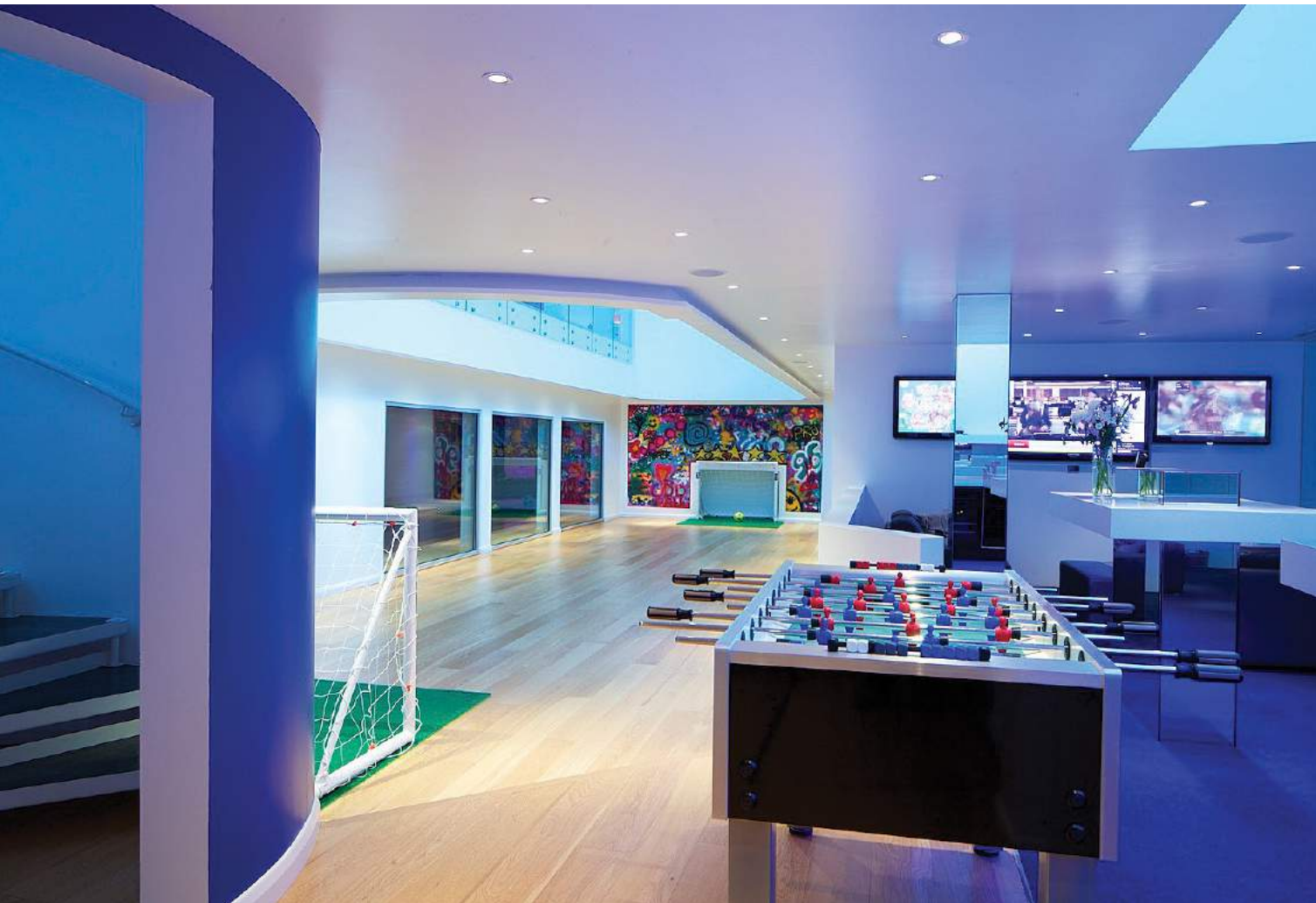
The site is accessed via sliding electronic gates opening onto a block-paved driveway and forecourt. The house sits in attractive gardens and grounds framed by mature hedges. Again the emphasis has been on leisure for the family with a 3G football pitch and a zip-wire.



The front door is discretely positioned and opens into a hallway beside the staircase giving access to the property's five floors.

The main living space is provided in a dramatic single room. Whilst it is a substantial space, it is cleverly divided by partitions into a series of "rooms" each with their own particular style. They include relaxed and more formal sitting areas, a dining room and kitchen. The emphasis is on simplicity of form and function and extensive glazed sections provide excellent light and access to far reaching views.





The fixtures and fittings are of the highest quality and the technological hub is in a room linking the living space with the gardens.

A second staircase leads to the leisure section, the focal point of which is a fully equipped sports bar with fridges, seating and three TV screens. The bar overlooks an open hall used for indoor games such as cricket, badminton and football.

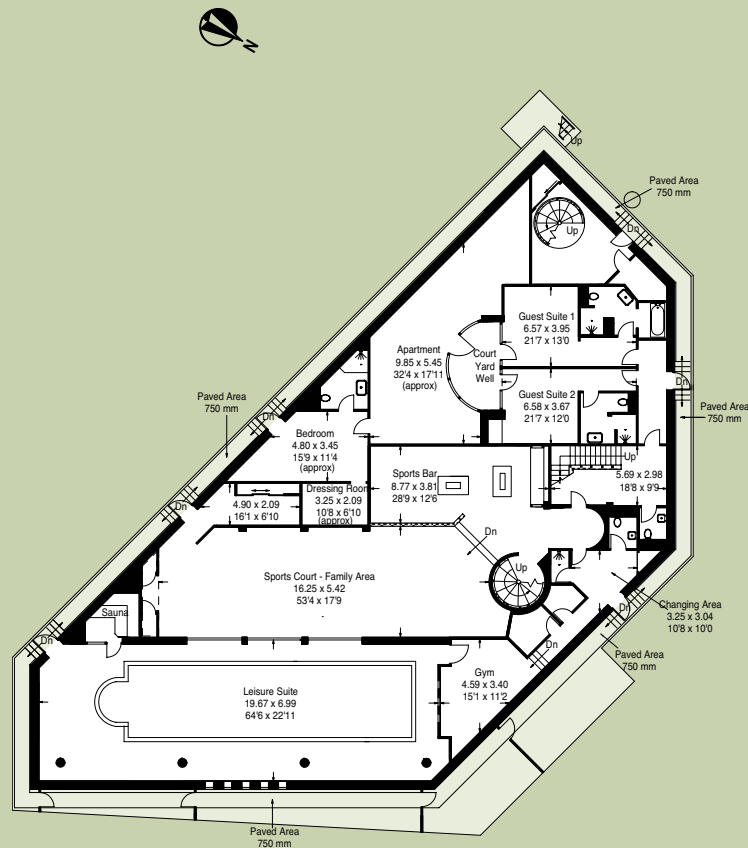
Parallel to the sports hall is a stunning indoor pool with a sauna, Jacuzzi and changing rooms, and a gym.

The bedroom accommodation is split between a family area and guest suites, which are on different floors. The family area has additional seating and sits within the tower, from which there are excellent views.

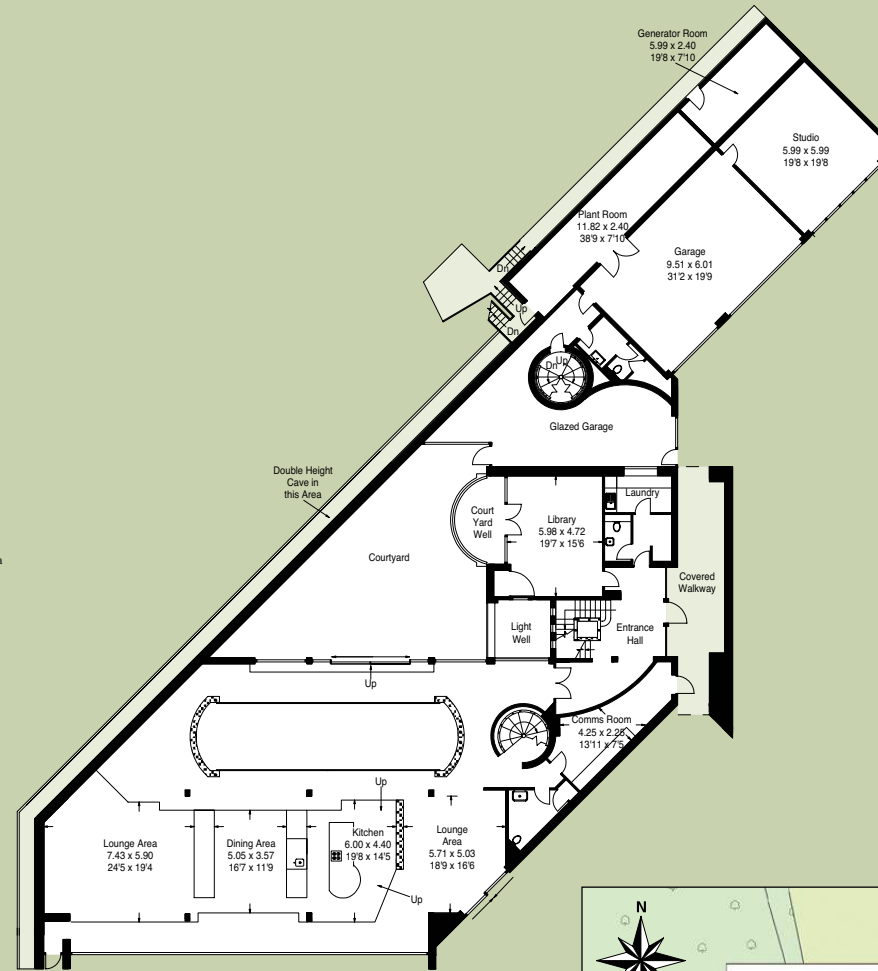
The staff flat has independent access and opens onto a central below ground courtyard.



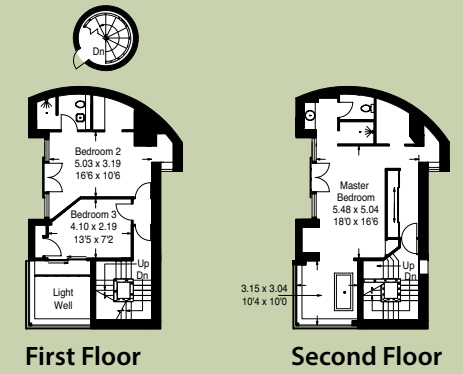




Lower Ground Floor



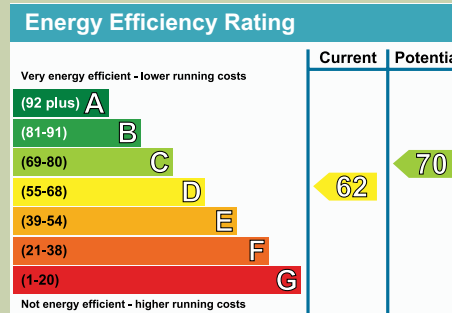
Ground Floor



First Floor

Second Floor

Gross internal area ( approx )  
1266 sq m / 13627 sq ft  
(Excluding Courtyards/Lightwells)











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