



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



Laburnum Cottage Back Lane
Warrington, WA5 2XQ

Offers Around
£700,000

Large DETACHED Cottage, five DOUBLE bedrooms, approximately .75 ACRES, Oil Fire HEATING, SEPTIC Tank, FULLY modernised, PRISTINE interior, Large DOUBLE garage, FARMHOUSE style Kitchen, SURROUNDED by fields.

Halton Kelly are delighted to offer for purchase this absolutely stunning detached Cottage with five double Bedrooms and set in approximately .75 acres of land. Nestled in fields it is semi rural but close enough to local amenities not to feel isolated. With open beams and stripped Pine doors, the property briefly comprises Entrance Porch, open plan Dining area and Family Lounge with solid fuel log burner, inner hallway, open plan TV room into the Conservatory, fabulous fully fitted bespoke Kitchen/Dining area with Larder/Storage cupboard, Boot Room, Landing, three double Bedrooms and a stunning five piece bathroom suite with roll top bath, stairs giving access to two further double bedrooms, one with a shower cubicle and wash basin.

Outside to the front is driveway parking to a double garage which have electric up and over doors together with a water tap, the gardens are laid to lawn with raised timber planters and a pergola with seating, separate al-fresco dining area, outside tap and single power point. There is an Arctic Cabin (seating 15) for those cooler evenings and a rear gate to the Piggeries.

Please call Halton Kelly for further information and accompanied viewings.

INTERNAL & EXTERNAL REFURBISHMENTS

We are advised by our vendor clients of the following:-

The Cottage benefits from a full internal and external refurbishment, all to the very highest standard. Externally the property has been re-rendered with specialist 'K' - Rend through colour system, new slate effect roof tiling throughout, both chimneys have been rebuilt and rendered, all windows are high quality uPVC and both front and back doors are high security doors.

Internally the property benefits from a ground floor slab, DPM and DPC throughout. A newly fitted Kitchen has been installed, along with Bosch appliances, has a working Aga in addition to an electric dual oven. All fencing is to an equestrian standard along with various field gates accessing land for potential development opportunity.

We are also advised there is a high specification security system both internally and externally.

PORCH

Rock style front door into tiled floor Porch, wash basin and w.c., (both need to be plumbed in).

DINING ROOM THROUGH FAMILY LOUNGE

Accessed from the Entrance Porch, this is a beautiful, spacious through room.

**DINING AREA**

14'1 x 13'1 (4.29m x 3.99m)

An ideal space for entertaining.



FAMILY LOUNGE

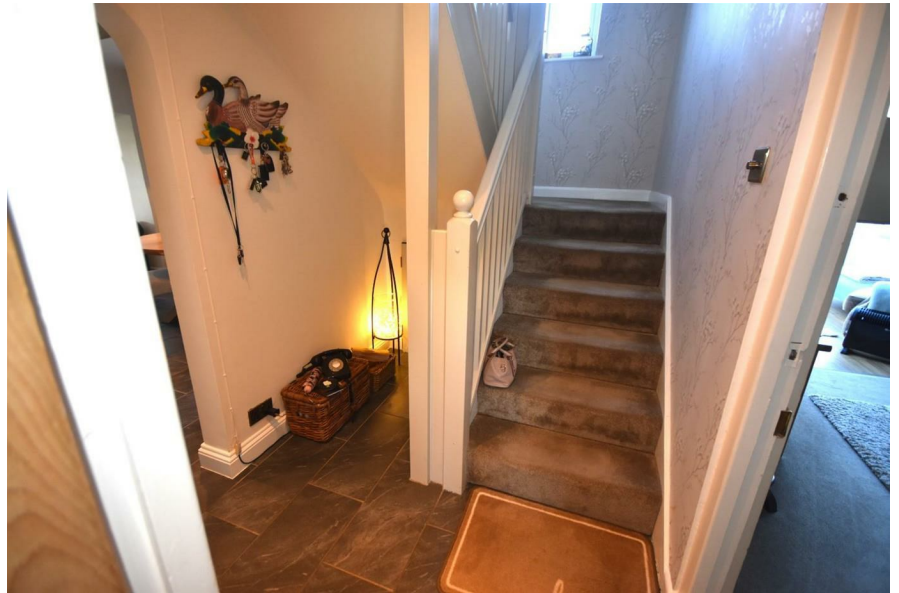
13'5 x 13'1 (4.09m x 3.99m)

Open beams and solid fuel log burner.



INNER HALLWAY

Access to stairwell.



SNUG

10'7 x 9'8 (3.23m x 2.95m)

Leading into the Conservatory.



CONSERVATORY

10'7 x 10'5 (3.23m x 3.18m)

Double opening doors to the rear garden.



KITCHEN

15'7 x 7'7 (4.75m x 2.31m)

An absolutely fantastic fully fitted bespoke Kitchen with wall and base units, Quartz worktops, working oil fired Aga, Bosch double oven, four ring induction hob, integral washing machine, fridge freezer and dishwasher, Belfast sink with mixer tap, ceiling spotlights, Pantry and access to Boot Room.



KITCHEN ALTERNATE ANGLE



BREAKFAST AREA



PANTRY

Quarry tiled floor Pantry/Storage space.

BOOT ROOM

Providing further storage and external door to rear garden to the oil fuelled boiler.



LANDING

Access to three double Bedrooms and Bathroom Suite.

MASTER BEDROOM

13'9 x 13'9 (4.19m x 4.19m)

Double Bedroom with fire place.



BEDROOM TWO

14'1 x 14'1 (4.29m x 4.29m)
Double Bedroom with fire place.



BEDROOM THREE

10'10 x 10'6 (3.30m x 3.20m)
Double Bedroom.

BATHROOM SUITE

A magnificent five piece Bathroom suite, which includes, corner shower cubicle, bidet and roll top bath, airing cupboard housing the water tank.



LANDING TWO

Giving access to two further Bedrooms.



BEDROOM FOUR

16'9 x 14'1 maximum (5.11m x 4.29m maximum)

Restricted height, double Bedroom with Shower cubicle (needs to be plumbed into drain), wash basin (needs plumbing in), attic storage.



OFFICE/STUDY/BEDROOM FIVE

15'9 x 14'1 (4.80m x 4.29m)

Restricted height. Double bedroom currently used as an Office/Study.



SIDE GARDEN



REAR GARDEN

Laid to lawn, Pergola with seating, separate al-fresco dining area, raised timber planters, outside tap, waterproof external electric socket, log storage, side gate and of course fabulous views.



PERGODA WITH SEATING



ARCTIC CABIN

Seats 15 and excellent for those cosy nights in from the cooler nights.



PIGGERIES

Set to the side of the property.



VIEW FROM FIRST FLOOR

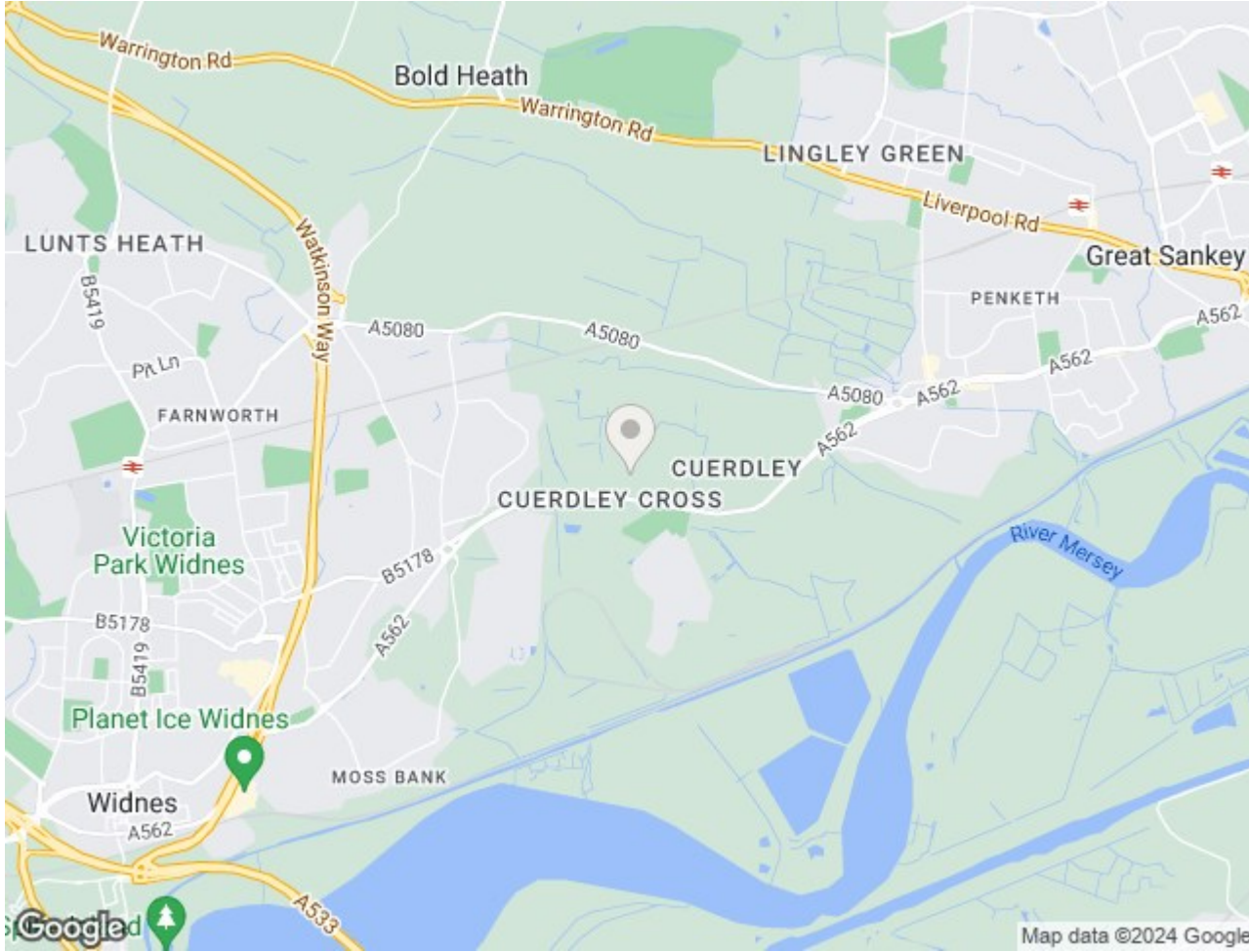


VIEWS



REAR ELEVATION






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		


England & Wales

EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC 

84

41



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	41	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.