



Cartridge Lane, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Bedrooms
- Period Features
- Gorgeous Kitchen
- Impressive Plot
- Farmland Views
- Rural Setting
- Three Reception Rooms
- Extensive Outbuildings
- Over 3000sq ft
- Freehold Title

INTERIOR

Boasting three spacious reception rooms, a welcoming entrance hall and ample living space, this period property is perfect for entertaining, with character features throughout, including exposed beams, and original quarry tiles. The generous kitchen/dining room offers a fantastic space for family gatherings, with ample storage and an attractive Aga. A highlight of this home is the terrace accessed through the kitchen via Bi-folding doors. This outdoor retreat offers a peaceful setting with beautiful farmland view.

Upstairs, five double bedrooms provide comfortable accommodation for all family members and guests, whilst offering uninterrupted farmland views. To compliment the space on offer, this home showcases a large family bathroom and an additional shower room. With immense potential to further develop, whether through renovation, extension, or conversion of outbuildings (STPP), this is a rare opportunity to own a home with character, space, and versatility.

GARDEN

The grounds of this home provide ample opportunity for gardening, entertaining, or future expansion (STPP). The large forecourt offers ample parking facilities along with stables, a utility outbuilding and a double garage whilst the surrounding gardens showcase breath taking farmland views, creating a serene and picturesque environment. Perfect for equestrian enthusiasts or those seeking tranquillity and ample outdoor space.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 5.63m x 2.75m Reception Hall
- 9.07m x 4.28m Lounge
- 5.44m x 4.40m Dining Room
- 3.53m x 3.79m Office
- 7.53m x 6.07m Kitchen/Dining/Family Room
- 3.10m x 2.77m Utility Room
- 1.66m x 2.75m Shower Room
- 6.60m x 5.60m Garage
- 3.60m x 3.00m Outbuilding/Utility
- 6 Stables Approx 88sq. metres

FIRST FLOOR

- Landing
- 5.43m x 3.79m Bedroom One
- 5.20m x 4.29m Bedroom Two
- 3.87m x 4.29m Bedroom Three
- 4.33m x 4.93m Bedroom Four
- 3.10m x 4.25m Bedroom Five
- 3.63m x 3.79m Bathroom
- 1.99m x 1.64m Shower Room

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 900Mb (Via BT)

LOCATION - GRAPPENHALL

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite it's semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

DISTANCES

- Grappenhall Village 10 minute walk
- Stockton Heath 1 mile
- Lymm Village 3 miles
- Warrington Town Centre 3 miles
- Knutsford 15 minutes via A50
- Manchester Airport 13 miles via M56
- Manchester City Centre 33 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: G
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



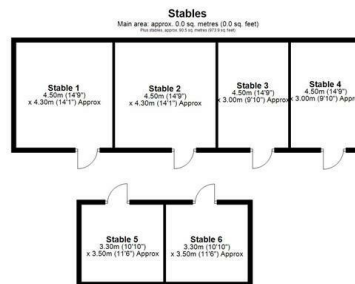
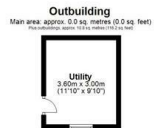




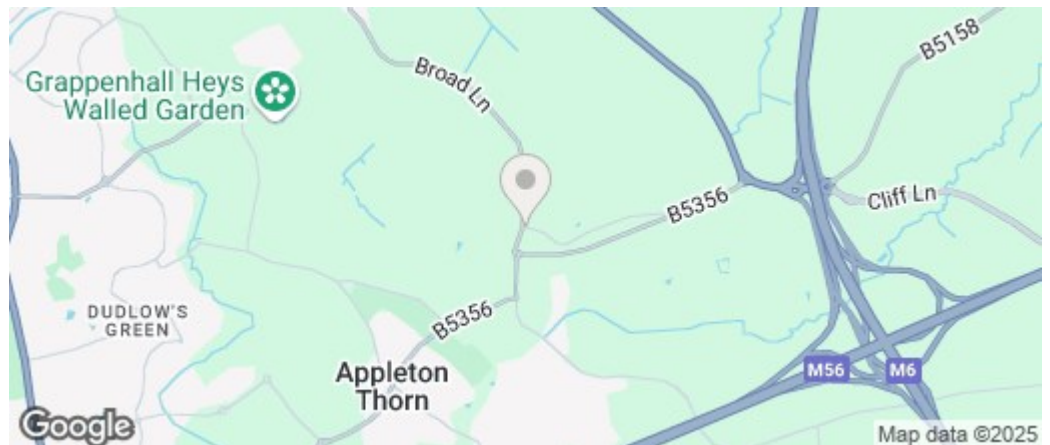


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Main area: approx. 295.4 sq. metres (3179.5 sq. feet)
Plus private space: 20.0 sq. metres (215.3 sq. feet)
Plus stables: approx. 30.0 sq. metres (322.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(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		

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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