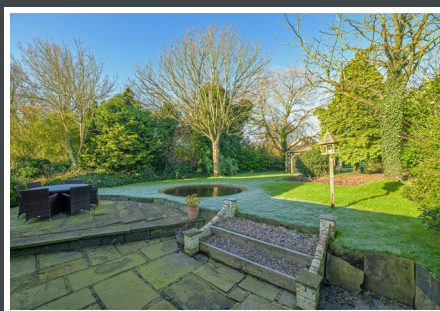
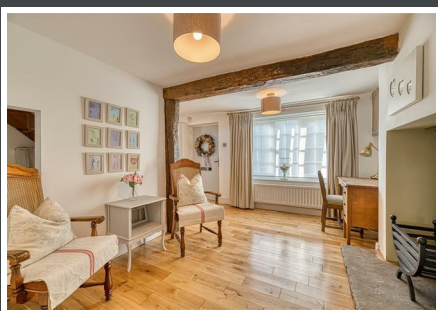




Northwich Road, Higher Whitley Warrington, Cheshire



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HIGHLIGHTS

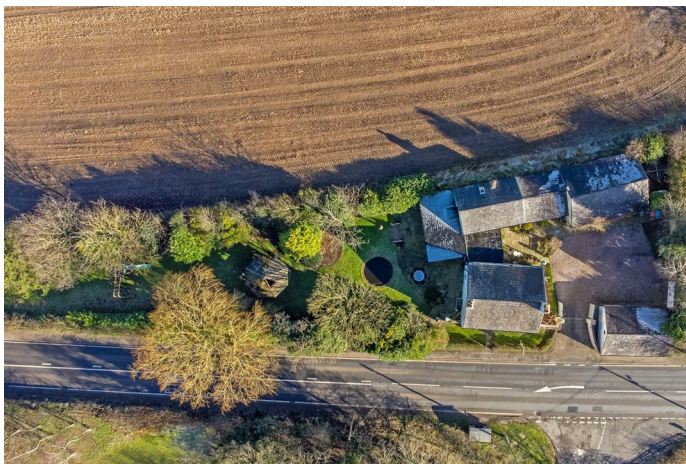
- Detached Family Home
- Annexe and Barn
- Farmland Views
- Original Features
- Great Transport Links
- Four Bedrooms
- Triple Garage
- No Onward Chain
- Exposed Beams
- Courtyard Parking

DESCRIPTION

Steeped in history, this property has been thoughtfully updated to preserve its character while offering contemporary comforts. Inside, this cottage showcases period features, including exposed beams, log burning fires and traditional wooden Oak flooring, all complemented by modern upgrades that remain in keeping with the home's rich heritage. The spacious yet cosy living areas provide ample accommodation for family living and the well-appointed kitchen with high specification integrated appliances, offers views of the expansive garden. Completing the kitchen space is the convenient WC and pantry/utility room. The self-contained annexe with modern kitchen, large reception room and upstairs bedroom with En-suite provides versatile living or guest accommodation whilst the barn offers additional storage/workshop space or conversion potential. Upstairs, there are three double bedrooms and a four-piece family bathroom, offering comfort and privacy for all family member and guests.

GARDEN

The large garden is an idyllic haven, with mature greenery, an orchard with fruit bearing trees and stunning farmland views along with space for entertaining. Whether you're seeking a tranquil countryside escape or a characterful family home, this remarkable property is a rare find. The charming courtyard offers ample parking with private gated entry and a triple garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 3.13m x 3.84m Entrance Hall
- 4.92m x 3.84m Family Room
- 5.34m x 3.49m Kitchen
- 1.85m x 2.56m Pantry
- 1.85m x 0.83m WC
- 3.88m x 4.86m Dining Room
- 6.80m x 4.06m Lounge/Study
- 3.88m x 3.88m Entrance Hall/Study
- 4.64m x 2.38m Annexe Kitchen
- 4.64m x 5.68m Annexe Lounge
- 6.60m x 8.82m Barn
- 5.37m x 8.40m Triple Garage

FIRST FLOOR

- Landing
- 3.93m x 4.07m Bedroom One
- 3.90m x 2.89m Bedroom Two
- 2.82m x 3.14m Bedroom Three
- 2.82m x 2.30m Bathroom
- 3.29m x 4.95m Annexe Landing/Living Room
- 4.95m x 3.31m Annexe Bedroom
- 2.14m x 1.81m Annexe En-suite

SERVICES

- Gas Central Heating via LPG
- Mains connected: Gas, Electric, Water
- Drainage: Septic Tank
- Broadband Availability: Up to 900Mb (Via FTP Broadband)

DISTANCES

- Antrobus Golf Club 0.6 mile
- The Hollies Farm Shop 0.8 mile
- Cransely School 3 miles
- Stockton Heath Village 4 miles
- Warrington Town Centre 5 miles
- Northwich Town Centre 5 miles
- The Grange School 7 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)

LOCATION - HIGHER WHITLEY

Higher Whitley is a village in Cheshire, England. Together with Lower Whitley, it is a part of the civil parish of Whitley, situated in the unitary authority of Cheshire West and Chester. Key social hubs include the Chetwode Arms, St. Lukes Church and the Village Hall. As well as the Village School and the Birch & Bottle (Chang Noi). The focal point of the village is a medium sized pond known as 'Town Pit', now registered as a village green. The semi-rural location offers an abundance of countryside walk. In close proximity to great transport links including the M56, A49, A559 offering bus routes to fantastic nearby schools such as Lower Whitley Primary School, Stretton St Matthew's Primary School and John Deanes Collage in Northwich.



GENERAL INFORMATION

Local Authority: Cheshire West and Chester
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.



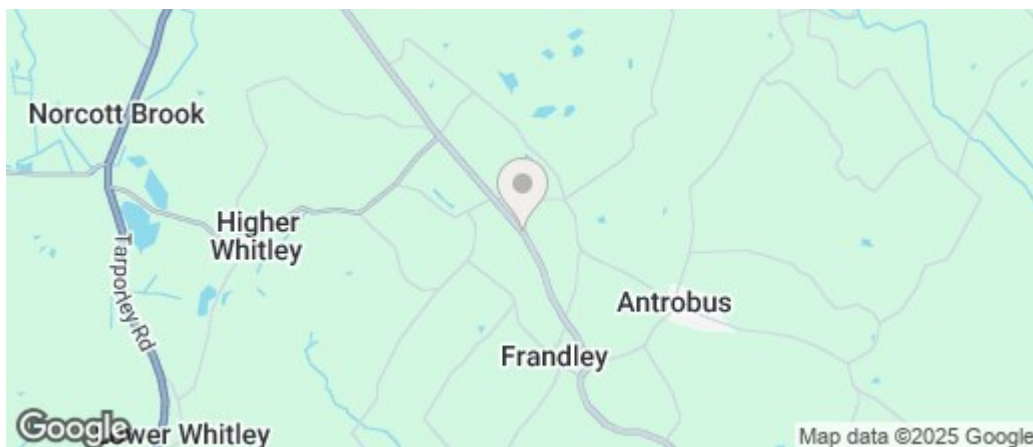






IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

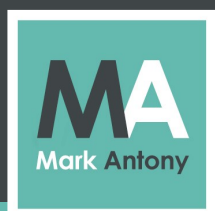
VIEWING ARRANGEMENTS

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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070