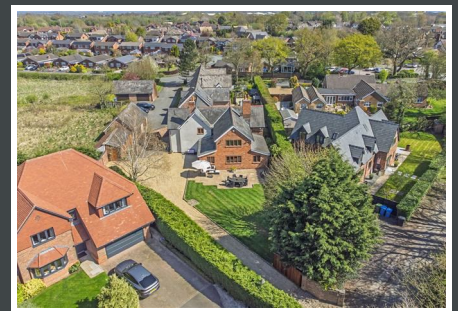




Green Lane, Appleton Thorn Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home

▪ No Onward Chain

▪ Four Double Bedrooms

▪ Large Plot

▪ Delightful Grounds
- Character and Charm

▪ Freehold Title

▪ Three En-Suites

▪ Gated Entrance

▪ Peaceful Location



DESCRIPTION

Tucked away along a peaceful country lane, we offer a rare opportunity to acquire a truly special property steeped in history. Originally constructed in the 1750s, the home has been lovingly modernised and extended over the years to create an exceptional family residence, balancing timeless character with contemporary living. The expansive layout includes multiple reception rooms, ideal for entertaining or relaxing, while the many windows throughout provide an abundance of natural light and stunning views of the surrounding grounds. This property has been thoughtfully upgraded to include a fabulous open-plan kitchen/dining/family room whilst keeping the period features alive in the formal lounge and separate dining room. Completing the downstairs is the convenient home office, WC and utility room.

The first floor boasts four double bedrooms, three of which benefit from En-suite bathrooms, offering comfort and privacy to all family members and guests. The master suite provides a true retreat, showcasing fitted wardrobes and a delightful dressing room along with a spacious En-suite. Completing the upstairs is the generous four piece family bathroom.

Whether you're seeking a forever family home or a peaceful country retreat, this unique property is a rare opportunity to own a piece of history in a truly idyllic setting.



GARDEN

Set behind a secure gated entrance, the property is approached via a long, sweeping driveway that opens out to reveal an expansive plot, offering complete privacy and a tranquil setting surrounded by mature trees and countryside views. The grounds provide ample space for outdoor entertaining, family recreation, or simply enjoying the peace and beauty of the rural location.



SERVICES

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

SUMMARY OF ACCOMMODATION

- GROUND FLOOR

 - Entrance Hall
 - 4.89m x 4.89m Lounge
 - 4.52m x 6.16m Dining Room
 - 6.78m x 7.19m Kitchen/Family/Dining Room
 - 3.47m x 2.25m Pantry
 - 4.00m x 1.79m Home Office
 - 4.00m x 2.39m Utility Room
 - 1.78m x 1.96m WC
- FIRST FLOOR

 - Landing
 - 4.98m x 3.95m Bedroom One
 - 4.00m x 2.50m Dressing Room
 - 4.00m x 1.85m En-suite
 - 3.91m x 3.02m Bedroom Two
 - 1.58m x 2.80m En-suite
 - 3.95m x 3.46m Bedroom Three
 - 1.52m x 2.80m En-suite
 - 3.37m x 4.59m Bedroom Four
 - 3.92m x 1.91m Bathroom

LOCATION - APPLETON THORN

Nestled cosily between Walton and Grappenhall, this leafy suburb sits south of Warrington Town Centre and benefits from beautiful surroundings. Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, cosy pubs and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes and is just a short drive from Stockley Farm and Arley Hall, which are ideal for family days out.

DISTANCES

- Stockton Heath 2.5 mile walk
- Lymm Village 4 miles
- Warrington Town Centre 4 miles
- Manchester Airport 13 miles via M56
- Chester City Centre 21 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

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

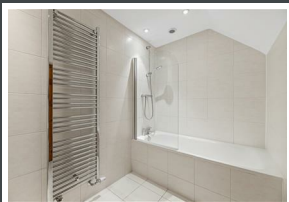
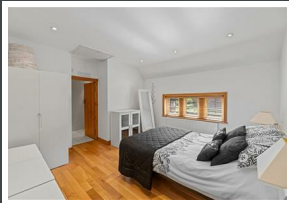
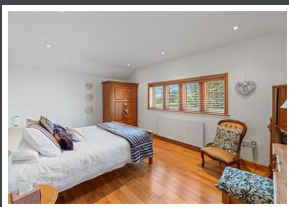
Contents, Fixtures and Fittings

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





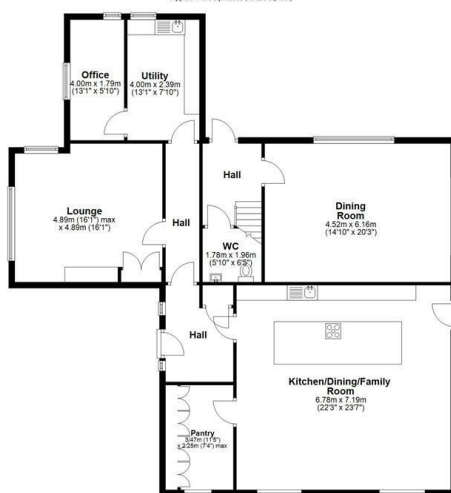




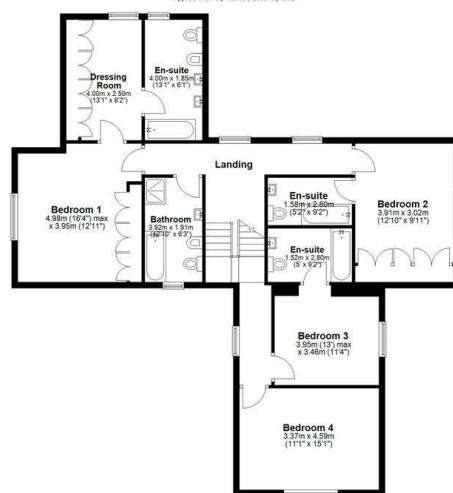
IMPORTANT NOTICE

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.

Ground Floor
Approx. 140.8 sq. metres (1512.0 sq. feet)



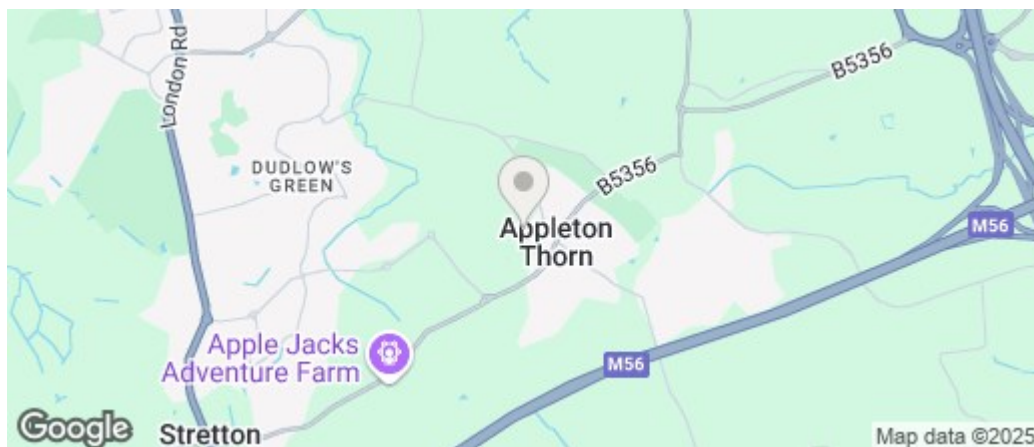
First Floor
Approx. 115.1 sq. metres (1239.0 sq. feet)



Outbuilding
Approx. 15.4 sq. metres (166.2 sq. feet)



Total area: approx. 280.4 sq. metres (3017.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

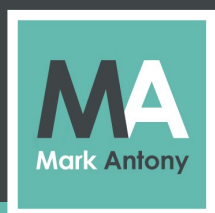
VIEWING ARRANGEMENTS

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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