



Weir Lane, Woolston Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Farm House
- Ample Parking
- Historic Build
- Four Double Bedrooms
- Sun Room
- Spacious Plot
- Double Garage
- Period Features
- Log Burning Fire
- Beautiful Gardens

DESCRIPTION

This detached farmhouse, dating back to the 1700s, stands proudly with its traditional architecture, inviting you into a home that feels both historic and warmly welcoming. Original quarry tiles underfoot along with the timber detailing and exposed beams throughout, reinforce the authenticity of this cherished home. The traditional farmhouse kitchen retains its period elegance and enjoys lovely views over the surrounding greenery. The ground floor offers an abundance of living space with four well-proportioned reception rooms, each offering its own unique feel. The ground floor also benefits from a bright and airy sun room, perfect for enjoying morning coffee or afternoon tea. Completing the property is the convenient WC and fully serviced utility room.

Upstairs, the sense of space continues with four generous double bedrooms, each one filled with natural light and brimming with character. Period-style windows offer delightful views across the gardens and the original features add an unmistakable charm. The property also includes a spacious bathroom with standalone bath, tastefully fitted to serve both family and guest accommodation whilst the principle bedroom showcases a Juliette balcony, En-suite bathroom and walk-in wardrobe.



GARDENS

Outside, the gardens are a true highlight of this home. Lovingly maintained and thoughtfully landscaped, they offer a variety of spaces to enjoy—from quiet reading corners under the trees to open lawns perfect for family gatherings. The wrap-around nature of the plot provides privacy and seclusion, while outbuildings offer potential for a studio, workshop, or further development, subject to planning. The ample off-road parking and the detached double garage provide space for multiple vehicles.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.32m x 3.66m Lounge
- 3.60m x 4.54m Family Room
- 3.40m x 4.54m Dining Room
- 4.37m x 4.00m Kitchen/Breakfast Room
- 2.68m x 3.56m Home Office
- 2.25m x 4.73m Sun Room
- 2.68m x 3.11m Utility Room
- 1.70m x 0.79m WC
- 5.23m x 6.83m Double Garage

FIRST FLOOR

- Landing
- 5.47m x 4.00m Bedroom One
- 1.53m x 2.02m En-suite
- 4.32m x 5.80m Bedroom Two
- 3.36m x 4.54m Bedroom Three
- 3.63m x 4.58m Bedroom Four
- 2.68m x 3.56m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)

LOCATION - WOOLSTON

Woolston is a popular suburb of Warrington. Woolston has two main natural areas including Woolston Linear Park and Woolston Eyes Nature Reserve. The Mersey Way benefits from a long-distance footpath which runs along the river bank. There are several good schools including Woolston County Primary, Epping Drive CofE Primary, Bruche Primary, St Peters Catholic Primary School and the highly regarded Kings Leadership Academy. Woolston is located within close proximity to the M6 motorway and only 20 minutes away from Manchester airport.

DISTANCES

- M6 Junction 21, 2 minute drive
- St Peters Catholic Primary School 3 minute drive
- Kings Leadership Academy 4 minute drive
- Woolston Community Primary School 4 minute drive
- Woolston Neighbourhood Hub 3 minute drive
- Warrington Town Centre 4 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M62
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington
Council Band: E
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.



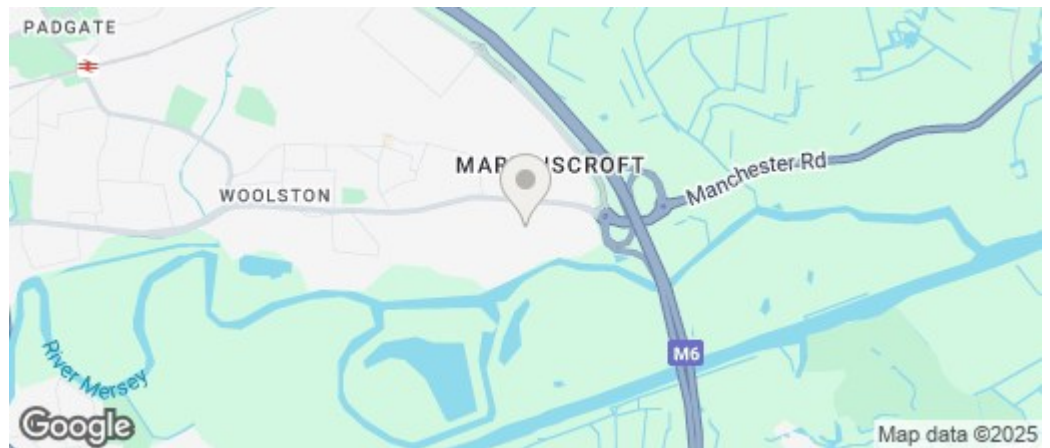






IMPORTANT NOTICE

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+)		
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		

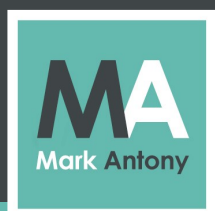
VIEWING ARRANGEMENTS

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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