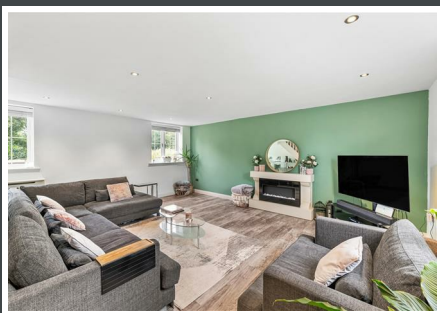




Stud Farm Cottages, Appleton Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Two Bathrooms
- Cosy Cottage
- Countryside Views
- Off Road Parking
- Separate Garage
- Community Courtyard
- Storage Space
- Close To Amenities
- Desirable Location

INTERIOR

This charming property is wonderfully cosy, impeccably presented, and full of character and potential. Upon entering, you're greeted by a welcoming hallway with built-in storage directly opposite the front door—perfect for keeping coats, shoes, and everyday essentials neatly tucked away. To the left, a convenient downstairs WC adds practicality without compromising on style. To the right of the hallway there is a spacious and comfortable lounge that is flooded with array of natural light making this a homely space for all to enjoy. The heart of this home is the beautiful open-plan kitchen-dining space, which perfectly blends cottage comfort with modern convenience, featuring a breakfast bar, integrated appliances, and stunning French doors with countryside views.

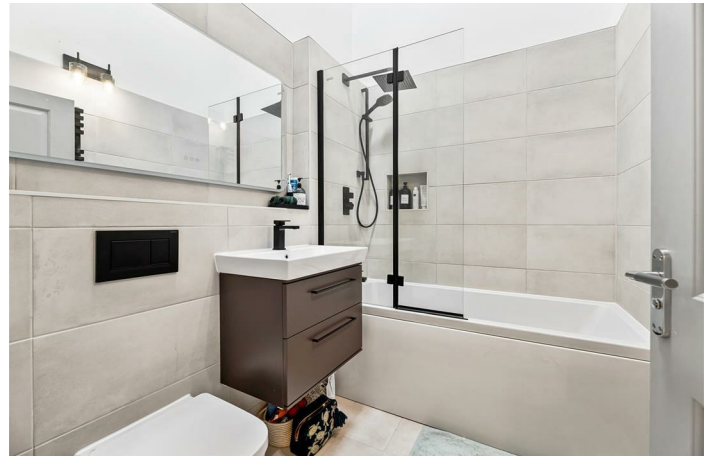
Upstairs, you will find three well-appointed bedrooms, a dedicated storage area, and a sleek, modern family bathroom. The principal bedroom is a standout feature, offering a generous built-in wardrobe, stunning exposed wooden ceiling beams, and the luxury of its own private ensuite. The two additional bedrooms are equally inviting and perfect for family, guests, or even a home office.

EXTERIOR

This property is uniquely situated within a communal courtyard, with beautiful surrounding countryside views. This courtyard space provides a large amount of off road parking for homeowners and guests alike. The courtyard is beautifully maintained, with a fountain in the centre, and each property has its own gated front yard space for relaxation and decoration.

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 32Mb (Via BT)



LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: F

Tenure: Leasehold

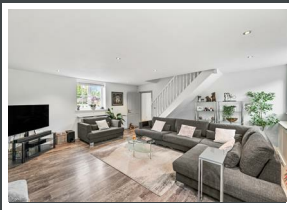
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

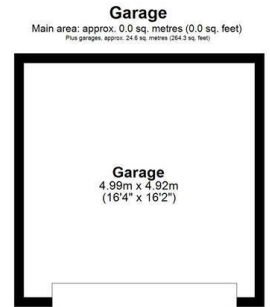
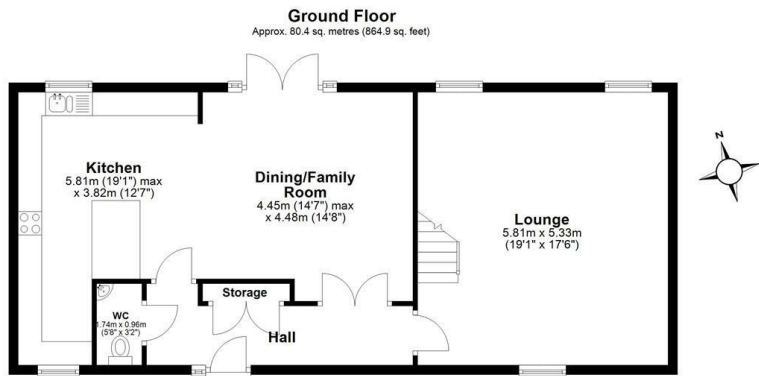
Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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. 160.1 sq. metres (1723.8 sq. feet)
Plus garages, approx. 24.6 sq. metres (264.3 sq. feet)



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	

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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