



GASCOIGNE HALMAN

WEASTE LANE, THELWALL

THE AREAS LEADING ESTATE AGENT



WEASTE LANE, THELWALL

£385,000

A lovely Victorian cottage of generous proportions with private gardens, a summerhouse and parking, in a conveniently rural location equidistant to Lymm and Stockton Heath.

Pretty, Victorian cottage in a delightful semi - rural location

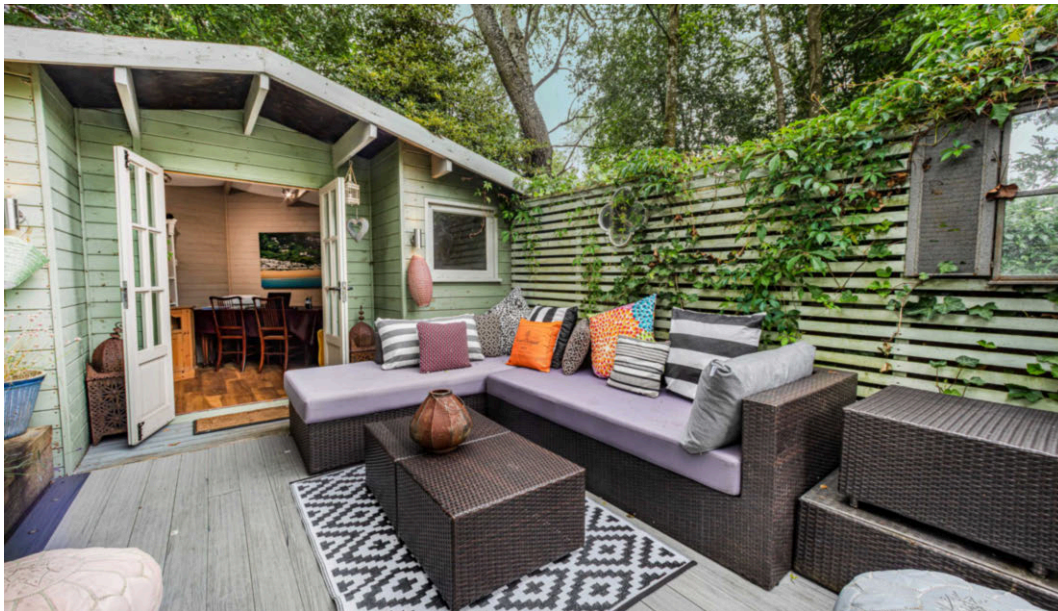
Convenient position equidistant to Lymm and Stockton Heath

Landscaped private gardens with decks and summerhouse ideal as a home office/hobby room

Beautifully restored and creatively extended accommodation with great character

Off road parking

Within a short walk of open countryside, the TPT and Bridgewater canal





Once serving as a Temperance hall, this historic building has been thoughtfully renovated into just five impressive homes, preserving its rich heritage within a lovely semi rural position yet within easy reach of both Lymm and Stockton Heath. The handsome Victorian elevations feature decorative brick elevations with Georgian styled windows under a slate roof and stands elevated from the lane flanked by a large parking space and cottage gardens. To the rear the enclosed gardens have been landscaped to a decked area immediately to the rear with steps to a lawn with well stocked mature borders and a further deck perfect for alfresco entertaining with a timber summerhouse ideal as a home office or hobby room.

Internally the accommodation has been sympathetically restored and tastefully modernised in classic design. A reception hall leads to a lovely room overlooking the front with feature fireplace and to a larger living room at the rear with a wood burning stove, part open plan to an extended dining kitchen with well fitted cabinets and integrated appliances flooded with light by a lantern skylight and French doors to the rear gardens. On the first floor there are two double bedrooms, the second having stairs to a loft with a dormer window. The bathroom is fitted in classic white and to a more contemporary style.

DIRECTIONS

SAT NAV WA4 3JT

LOCATION

The property is situated in the pretty village of Thelwall which is largely protected being a Conservation Area and equi-distant between Lymm and Stockton Heath. There is plenty to enjoy if you're looking for green open spaces, great walks, trails for cyclists and horse riders with two excellent pub restaurants; if it's a quick snack, local shops are nearby. At certain times of day, you can take the single paddle ferry across the Manchester Ship Canal to the Nature Reserve and Woolston Weir or walk to Latchford Locks. There you might see ships going through and the swing bridge in operation. Thelwall has plenty going on for everyone, from Burns, Night to Bonfire Night, with Easter Egg Hunts and our annual Rose Queen Festival in June. Thelwall Parish Hall and Chaiageley Field offer great facilities for events such as these. It's the meeting place for societies and groups like The Bridgewater Players, the W1, U3A, Beavers and Guides. Behind the Parish Hall is Baden Lodge where Cub and Scout groups meet. Thelwall Community Infants School and Thelwall Community Junior School are key to our community. The Ferry Link Club and Ferry Holiday Club, based at the Parish Hall, serves families whose childcare needs lie outside school hours. For the little ones there are Day Nurseries and Pre-School facilities in the area. Commuting is easy with close links to the M6 and M56 and Manchester Airport.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

ENERGY PERFORMANCE RATING

EPC RATING:- D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 103.5 sq m / 1115 sq ft



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