



**GASCOIGNE
HALMAN**

STOCKPORT ROAD, THELWALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



STOCKPORT ROAD, THELWALL, WARRINGTON

£1,500,000

Gascoigne Halman, Lymm are delighted to present to market this exquisite five bedroom Victorian property, "The White House". This stunning property, constructed in 1837, offers a unique blend of historical charm and modern luxury.





Victorian five bedroom detached

Private gated driveway and 1.23 acre plot

Original features throughout

3 reception rooms and office

Substantial south facing garden

Detached pool house with swimming pool

Detached double garage and store room

Fitted dining kitchen and utility room

Built in 1837

No onward chain



STOCKPORT ROAD, THELWALL, WARRINGTON

Upon entering, you are greeted by original features that have been lovingly preserved throughout, creating an atmosphere of elegance and sophistication. The spacious accommodation comprises of five bedrooms, three bathrooms, and four reception rooms, providing ample space for comfortable living and entertaining.

The property boasts a fitted dining kitchen, utility room, and an office room, catering to the needs of a modern family. The substantial south-facing grounds offer a peaceful retreat, while a private gated driveway and a 1.23 acre plot ensures both privacy and security.

In addition to the main residence, the property features a detached pool house featuring a large swimming pool, a detached double garage, and a store room, providing additional space for leisure and storage.

Offered with no onward chain, this exceptional property is a rare find in today's market. With a price guide of £1,500,000, this is a unique opportunity to own a piece of history in a sought-after location.

Contact us today to arrange a viewing and experience the grandeur and elegance of this magnificent Victorian home.

DIRECTIONS

SAT NAV WA4 2TB

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 Chaigeley Field offer great facilities for events such as these. It's the meeting place for societies and groups like The Bridgewater Players, the WI, 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. There are also 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

ENERGY PERFORMANCE RATING

EPC RATING:- D

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- H

VIEWING

Viewing strictly by appointment through the Agents.

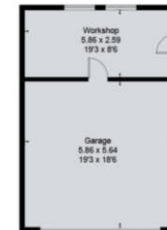
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

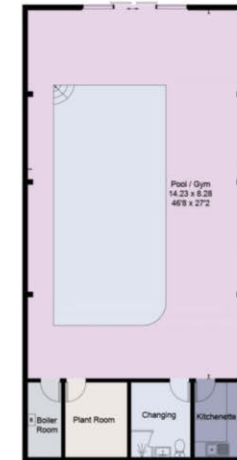
Approximate Floor Area = 324.2 sq m / 3490 sq ft
 Garage = 33 sq m / 355 sq ft
 Cellar = 17 sq m / 183 sq ft
 Outbuildings = 172.4 sq m / 1856 sq ft
 Total = 546.6 sq m / 5884 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Cellar

Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70878

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

**GASCOIGNE
HALMAN**