



**GASCOIGNE  
HALMAN**

MORRISHILL, RADDEL LANE, HIGHER WHITLEY,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## MORRISHILL, RADDEL LANE, HIGHER WHITLEY, WARRINGTON

Set in over half an acre of private landscaped gardens, this stunning four bedroom detached home which the current owners have extended and updated during their ownership makes a beautiful and versatile house with a detached garage/workshop and office block which has huge further potential if required.

The accommodation on offer comprises entrance hall with stairs leading to the first floor and access to two of the reception rooms currently being used as an office with dual aspect garden views and a dining room which opens into a fantastic living room with feature exposed brick wall and cast iron log burner. Double doors open into the open plan kitchen and family room with bi-folding doors stretching the rear of the house and bringing the greenery of the gardens inside. A recently fitted kitchen has a large central island for casual dining and entertaining. The garaging has been connected to the house by a useful boot room with downstairs WC and completes the ground floor.

To the first floor there are four bedrooms with far reaching views over the gardens and the Cheshire countryside beyond. A stunning family bathroom serves these bedrooms along with a master en-suite.





A separate staircase in the garage which was originally a coaching house leads up to a further versatile room with fantastic opportunities to be used as a gym, cinema room or large office space with WC.

The detached outbuilding offers fantastic potential for further living accommodation and is currently laid out as garaging, a workshop, office and bathroom.

Externally the property is accessed via electric gates with a sweeping driveway for several cars. The driveway leads up the side of the property and around to the two garages. With beautiful, established landscaped gardens and patio areas for all-day sun. Morrishill really needs to be viewed to be fully appreciated.

#### **LOCATION**

Higher Whitley is one of the best known and most sought after of the North Cheshire villages set midway between Stockton Heath and Northwich. Both of which centres boast a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

#### **DIRECTIONS**

SAT NAV: WA4 4EE

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Cheshire West and Chester BC - Tax Band G



TOTAL FLOOR AREA: 4274 sq. ft. (397.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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