



**GASCOIGNE
HALMAN**

1 CROSS COTTAGE, PEPPER STREET, APPLETON
THORN

THE AREAS LEADING ESTATE AGENT

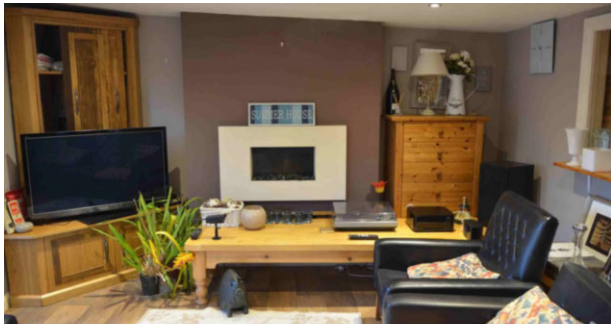


1 CROSS COTTAGE, PEPPER STREET, APPLETON THORN

Dating back to around 1730, this attractive Grade II Listed thatched cottage is located in the village of Appleton Thorn, enjoying open countryside views to the rear.

In brief, the accommodation comprises a characterful lounge with beamed ceiling, feature fireplace, and stairs rising to the first floor. The lounge opens into a well-fitted kitchen with a range of cabinetry, electric oven, and hob. A separate dining room features double doors leading to the rear courtyard, while a further reception room - ideal as a second bedroom - also benefits from double doors to the garden and loft access for additional storage. A bathroom with a three-piece suite completes the ground floor.





To the first floor is a spacious master bedroom with built-in wardrobes, a vaulted beamed ceiling, and delightful countryside views to the rear.

Externally, the property occupies a generous plot extending along Pepper Street, offering potential for two off-road parking areas (one of which previously had electric gates). Three sheds provide practical storage, with one formerly used as dog kennels and fitted with lighting. At the end of the garden lies an insulated garden room, complete with power, lighting, and double-glazed doors - an ideal space for a home office, gym, or games room.

LOCATION

Stockton Heath village boasts 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

SatNav: WA4 4SF

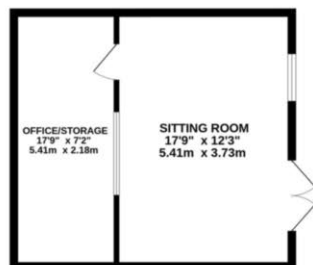
TENURE

Freehold

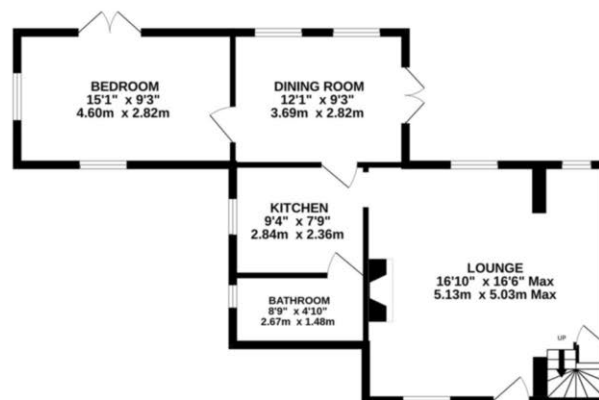
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

GARDEN ROOM
345 sq.ft. (32.1 sq.m.) approx.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



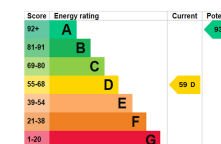
1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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