



HOLLY COTTAGE



APPLETON



Discover the best of both worlds at Holly Cottage, a spacious sanctuary with country walks unfurling from the door, and all the cafes, bars and bistros of bustling Stockton Heath just a short walk away.

Off the quiet lane, pull up through the electric gated entrance onto the tarmac driveway, where there is ample parking available alongside a detached double garage, furnished with fitted storage ideal for storing tools neatly out of the way.





A WARM WELCOME

A beautiful, bespoke timber-frame Potton home, with neatly trimmed clipped ornamental hedging and verdant borders alongside an Indian stone paved patio area to the front, Holly Cottage creates an impression of warmth, welcome and quality.

Lovingly enhanced over the last 15 years, the current owners have extended Holly Cottage, replacing the existing conservatory with a two-storey extension to create a stunning guest suite that soaks up the morning sunshine.

Make your way to the shelter and shade of the portico, before stepping into the warmth and welcome of the entrance hall, where the staircase wends up to the first floor ahead and neutral décor creates a relaxing, calm arrival home.



“We wanted it to be somewhere relaxing and comfortable, where family and children feel welcome. It’s a very functional home, with lots of built-in storage - it makes life easier.”



TIMELESS CHARACTER

Beams infuse the home with timeless character, a recurrent theme throughout the rooms, upstairs and down. Storage can be found in the built-in cupboards for coats and shoes, before making your way to the right to arrive at the lounge.

Entertain and unwind in this capacious sitting room, where timber beams and wide windows infuse the room with character and light. Taking centre stage, the stunning exposed brick fireplace with flame-effect gas fire emanates warmth, with inset lighting highlighting its arches and curves.

Opening up from the lounge, step through to the dining room, where windows bring the outdoors in, and double doors open to connect with the rear patio, perfect for alfresco dining.

Perfect for family Christmases, there is room for all around the table, whilst the flickering of the flames in the log-burning stove, nestled within the exposed brick surround, adds another level of comfort and warmth to proceedings.

FEAST YOUR EYES

From here, make your way through to the kitchen, where immediately on the right, the handsome, three-oven Aga infuses the space with comforting warmth throughout the winter months, nestled within an impressive inglenook. In summer, switch off the Aga and cook up a feast for family and friends on the adjacent electric double oven with four ring gas hob. Integrated appliances also include a fridge, freezer and dishwasher, whilst there is also space for an American style fridge-freezer with ice dispenser.

Opening to the family snug beyond, windows to three sides, and French doors, look out into the garden, bringing the greenery indoors.

Warmed by underfloor heating, step out from the family room onto the large patio, where there is ample space for all your garden furniture, making it ideal for barbecues and alfresco dining. Leave the doors open and invite the summer breeze indoors, bringing with it wafts of lavender from the planted borders nearby.

Off the kitchen, the handy laundry room provides further storage.



“It’s important that a house works for its owners, not the other way round – this is a very practical home.”



WORK FROM HOME

Making your way left from the front door, step through into the home office, where wood plank flooring flows underfoot and views extend out over the manicured front. Spacious and bright, fitted wooden cabinetry enhances the country feel of the home, with built-in down lighting and desk space for a computer.

Take the carpeted hallway along to arrive at the comfortable and inviting sitting room, where cream carpet continues underfoot, and cottage style windows offer magnificent views out over the striped lawn and formal borders. A gas log-burning stove sits within a large fireplace, emanating warmth and welcome, creating cosiness on winter evenings.

Further along this hallway, there is access out via a back door, and also through to the downstairs WC, which is ideally situated when gardening.





BEDTIME BECKONS

Ascend the stairs, admiring the beam work en route, before arriving at the first-floor landing, where the Potton House beams are beautifully showcased. Abundant with light, bedrooms lead off this spacious landing, offering pockets of peace and privacy as bedtime beckons.

Turning to the left, make your way to the modern guest bedroom, part of an extension to the home, entering via a dressing area, where built-in wardrobes and drawers provide plenty of storage.

On the left, sneak a peek at the stylish and contemporary en suite, where sandy toned tiles and a large, inset mirror feature above the centrally-filling bathtub, and illuminated alcove shelving for towels features above the wash basin and WC. There is also a chrome heated towel radiator. Light radiates through the Velux window in the double height ceiling.



Light and bright, the vaulted ceiling of the guest bedroom amplifies the sense of airiness, whilst French doors open to a Juliet balcony overlooking the garden.

Returning to the landing, next door, buttermilk walls are embellished with exposed timber beams in the next guest bedroom, currently used as a children's bedroom.

Across the landing, arrive at the main bedroom, where stunning beams adorn the high, vaulted ceiling, and where there is plenty of space for a king-size bed and additional furniture. A peaceful sanctuary, refresh and unwind in the private en suite, furnished with a bath, separate shower, wash basin and WC.



Refreshment for all awaits in the main family bathroom, where light flows in through the front window. Soak in the bath and freshen up in the separate shower, with a wash basin and WC also featuring.



Across from the family bathroom, another double bedroom awaits, where neutral décor and an exposed beam in the gently sloping ceiling create a peaceful, tranquil ambience.





At the end of the landing, storage awaits in abundance in the last of the spacious double bedrooms, with fitted wardrobes and drawers, and even a separate dressing room—snug with views out over the garden. This room is also served by its own, private shower room ensuite with wash basin and WC.

“It’s a great home for children of all ages, with three en suites and good-sized bedrooms, there’s no need for any falling out.”





A GARDEN FOR ALL THE FAMILY

Outside, the professionally landscaped garden has been developed over the past fifteen years, enhanced by the addition of new shrub planting, to both the front and rear.

Manicured, springy lawn and big borders of lavender combine to create a sensory feast, with formal elements harmonising with more relaxed spaces making it the ideal garden for all ages.

Patios surround the home, inviting you to step out and enjoy the outdoors. Admire the shimmering shapes within the raised fish pond, whilst a large area of patio along the side of the home is the perfect place for children to ride bikes and play games.

A garden for all seasons, spring brings with it fresh blooms, whilst the autumnal acers are ablaze with colour, before the frost sets the formal structure and box hedging of the garden in sharp shape in the winter months.





OUT AND ABOUT

On your doorstep, discover all that the local area has to offer. With serene walks in three different directions—towards the reservoir, along picturesque canals, and into The Dingle, a charming valley with a stream running through it—you'll find yourself surrounded by natural beauty. Within five minutes' walk, find yourself strolling through quintessential English countryside fields.

In the other direction, a 15-minute walk brings you to Stockton Heath, a thriving and bustling village brimming with cafes, bars, restaurants, independent shops, local boutiques, and major retailers like M&S, Morrisons, and Sainsbury's.

With the benefits of these amenities on the doorstep, Holly Cottage offers a sense of calm and quiet; a peaceful, semi-rural, retreat.

“Walking down into the village each day and back up the leafy green hill feels like stepping into another world.”

Conveniently located less than five minutes from the M56, enjoy easy access to Manchester, Chester, and Liverpool. Well-served by local secondary schools, Holly Cottage is also within a five-ten-minute walk of several junior and senior schools. Nearby independent schools such as The Grange and Cransley School are also accessible, with bus transportation picking up along the lane.

Nearby Stockton Heath boasts a strong sense of community, with musical events at the church and various clubs hosted in local school halls.

A versatile haven that adapts to the needs of those within its embrace, whether filled with the laughter of young children, providing teenagers with their own space, or offering ample room for retirees to entertain, the flexibility of Holly Cottage suits every stage of life.

With its spacious, flowing layout and beautiful garden adding an inviting outdoor retreat, Holly Cottage is both practical and accommodating, making it the perfect choice for families and individuals seeking comfort and community.

“Once the electric gates are closed, surrounded by the large gardens, Holly Cottage feels like its own little world.”



ASK THE OWNERS

Where do you go when you need...



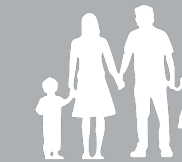
A WALK?

We like to walk along the nearby canal



A BITE TO EAT?

There is a wide variety of eateries in Stockton Heath



A DAY OUT WITH THE FAMILY?

Walton Hall and Gardens



SCHOOL?

Grappenhall Heys Primary School or Bridgewater High School



GROCERIES?

Saninsbury's in Stockton Heath, just a 20 minute walk away



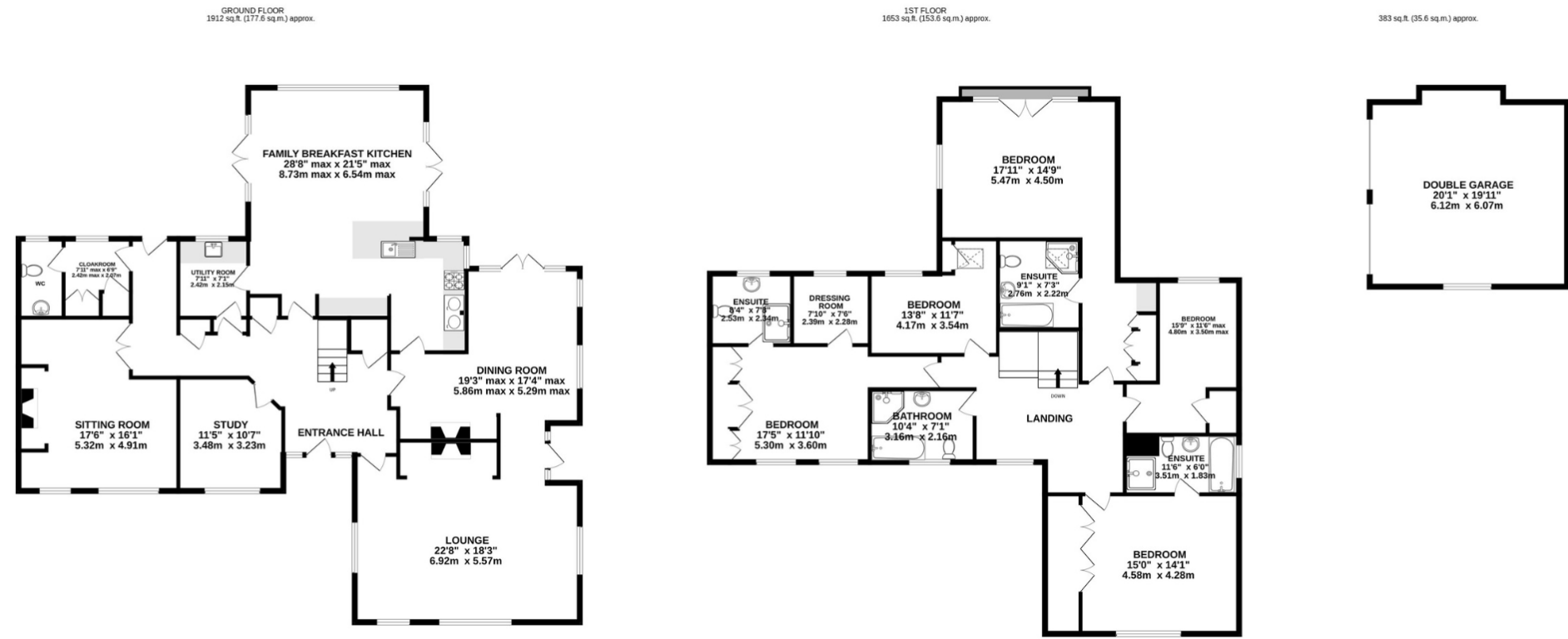
A LOCAL PUB?

The Hatton Arms in Hatton



SPECIFICATIONS


- One of Appleton's most exclusive addresses
- Private 0.4 acre plot
- Over 3500 square feet of internal living space
- Large modern open plan kitchen, plus 3 separate reception rooms
- 5 bedrooms, 4 bathrooms and 2 dressing rooms
- Large private landscaped garden
- Large electric gated driveway and detached double garage
- Conveniently placed for nearby amenities and transport links



TOTAL FLOOR AREA: 3948 sq.ft. (366.8 sq.m.) approx.
EXCLUDING GARAGE/OUTBUILDINGS: 3565 sq.ft. (331.2 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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