



Old Moss Lane

Warrington, WA3 5PX

£1,750,000



Light Oaks Hall is a detached period residence with detached barn, tucked away on a private 4-acre plot on the outskirts of the sought after village of Glazebury in Cheshire. The hall is of grand proportions throughout, and the owners have thoughtfully restored and modernised the home to provide high quality, contemporary accommodation perfectly suited to modern family life.

A brief overview of the main house includes five bedrooms, three bathrooms (two of which are en-suites), three reception rooms, a large open plan kitchen and dining room, downstairs WC, boot room, utility room, and a large loft space offers further development potential subject to regulations. The property also benefits from modern energy features including an air source heat pump and underfloor heating throughout the ground floor.

Despite the high quality 21st Century finish and practicality for modern life, this home is believed to date back to the 1500s and is steeped in local history. The hall is Grade II* listed so plenty of period features and characterful design elements remain.

This notable property is an ideal countryside retreat for those in search of a more peaceful lifestyle surrounded by greenery while still having easy access to the motorway network and Manchester city centre. Curious? Let's walk through the finer details...



A Stylish Blend of Character & Contemporary

Light Oaks Hall is arguably one of the most picturesque country houses in the area. Brilliant stone mullion windows and professionally finished lime mortar give the property an undeniable period kerb appeal, while internally the grand room sizes and high ceilings illustrate its rich character as a historic hall. Features such as exposed stone floors and original oak beam work give a nod to the period design, while a tasteful modernity is evident too.

The Heart of the Home

The heart of the home sits to the rear – a bright and airy open plan kitchen and dining room, where beautiful glass doors with sealed hardwood frames encapsulate views onto the lush green grounds. The same frames can be found on each of the other modern windows to the rear of the home, which are all sealed and treated hardwood. This space is grounded by an exposed stone floor which is also found through the majority of the ground floor, and the fresh white walls add to its bright and airy ambience.

A home of this calibre deserves a top-quality kitchen, and Light Oaks Hall doesn't disappoint. The Tom Howley in-frame shaker style kitchen is a solid wood design and complements the period character just perfectly, while also feeling modern and fresh with a white and cottage-grey colour scheme. Integrated appliances here include a Britannia rangemaster cooker with hidden extractor above, Neff microwave, Fisher & Paykel fridge freezer with ice maker and water filter, a Kohler sink with inset worktop-drainer and traditional chrome swan neck mixer tap, plus a dishwasher, and other handy features included a hidden breakfast cupboard and pantry cupboard. The central island also provides plenty more storage, plus seating for four, making it the ideal social hub for spending time with family and friends. With the glass doors swung open onto the adjacent patio on warm summer days, it's a great layout for entertaining.

For added practicality, this large open plan room has ample space to accommodate a dining table at the opposite end. It's a generous and versatile space which could otherwise be a suitable spot for a sofa and coffee table, next to the stone chimney breast and log burner – a cosy addition for the colder wintery months no doubt!

The Reception Rooms

In addition to what many would consider the heart of the home, Light Oaks Hall boasts three additional and well-proportioned reception rooms which mean there's an abundance of space for the largest of families.

The largest of the three, the drawing room is very impressive. Original wood panelling across the walls and ceiling gives this room a truly unique, period presentation. A grand fireplace with open fire, exposed brick surrounds and decorative wood carving holds the centre of the room, with a stone hearth beneath and ornamental crests carved into the wood panelling above. There are many beautiful features in this room, from feature radiators to hardwood flooring, an abundance of beam work, and the stone mullion windows with an outlook to the front garden. This room has a huge footprint with more than enough space for both lounging and dining. It's sure to be a delightful room during the festive season!

The second and more modern lounge also benefits from an impressive fireplace where a full stone wall is home to another log burner which sits atop a solid stone slab and creates a convenient wood store beneath. The stone mullion windows are also present in this room, again framing lovely green views onto the expansive front garden.

The third reception sits to the rear and provides more flexibility in usage, with French doors opening onto the rear patio and another window overlooking the gorgeous green outlook at the back. This room lends itself to a variety of uses depending on your preferred lifestyle... Perhaps a home gym? A games room for the kids? Or an entertaining space with bar and large TV for watching the game at the weekend? Alternatively, it could be a studio or home office. Or maybe a room for your four-legged friends after wet and muddy strolls in the surrounding countryside? There are plenty of options. The choice is yours.

Other Convenient Features

Before we head upstairs, it's also worth noting other convenient features including a downstairs WC, boot room, and utility room, all widely considered necessities for modern family life.

Bedrooms & Bathrooms

A bespoke oak staircase leads from the spacious hallway up to the equally spacious landing which connects the five bedrooms, which by no surprise are all presented to excellent contemporary standards...

The master bedroom in particular is an incredibly generous size. There's a huge wall of modern fitted wardrobes which provides lots of storage, and a spacious and top quality four-piece en-suite includes a large jacuzzi bath and spacious walk-in shower, a large vanity basin with integral storage, WC, and a matt grey heated towel rail which complements the aesthetic of the shower. This master en-suite is finished with contemporary neutral tiling to the floor and walls.

The second bedroom also benefits from a spacious three-piece en-suite, and the modern family bathroom features a three-piece suite including bath with shower, vanity basin and WC, with high quality textured tiling to the walls, and a modern wood-effect tiled floor.

There are two additional large double bedrooms, and the fifth is a single which would otherwise be suitable as a study or for storage.

Loft Development Potential

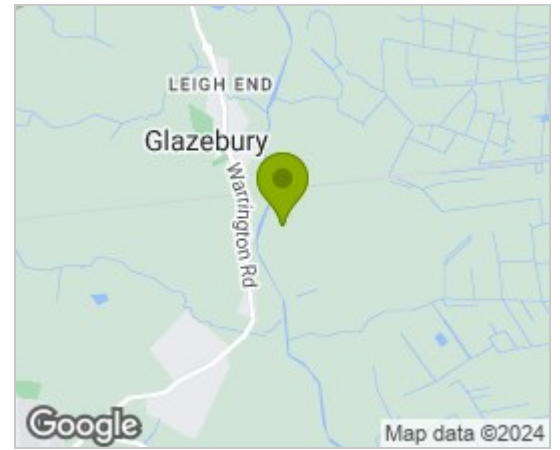
The large footprint of this home means there's a lot of loft space too, so for those with the appetite, there is excellent potential to build into the loft to create even further accommodation, subject to regulations. Maybe you would want to add another bedroom or two? Or perhaps a home cinema?

The Outside Space & Detached Barn

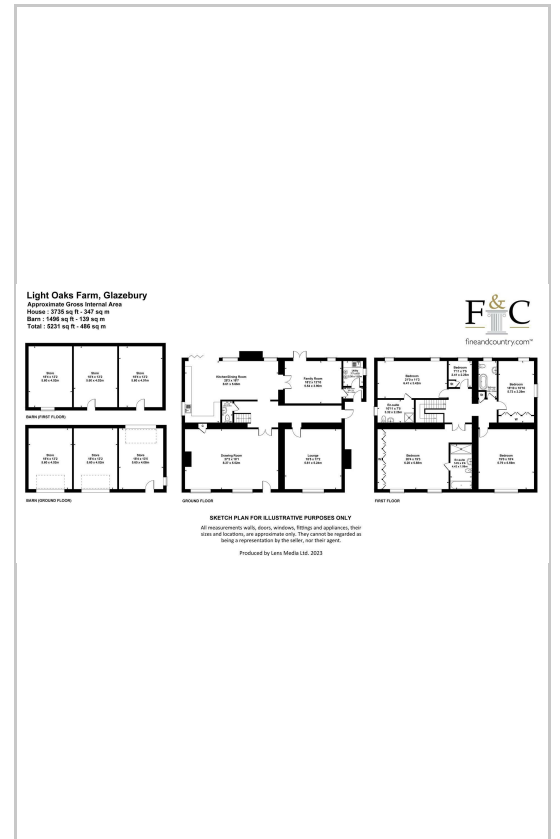
This stunning house sits on a beautiful plot with English park style gardens, including a duck pond and small parcels of woodland, all of which back onto a private river with its own fishing pegs and fishing rights. Within the generous plot is also a courtyard style driveway plus the benefit of a detached barn with lapsed planning permission for residential conversion.

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Area Map



Floor Plans



Energy Efficiency Graph