



THATCH COTTAGE, HALL LANE, BOLD, WA9 4SN

- Detached 4-bedroom property.
- Stable Block with Full Planning Permission for a 2-bedroom detached bungalow
- Grounds of 1 acre.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE - £850,000



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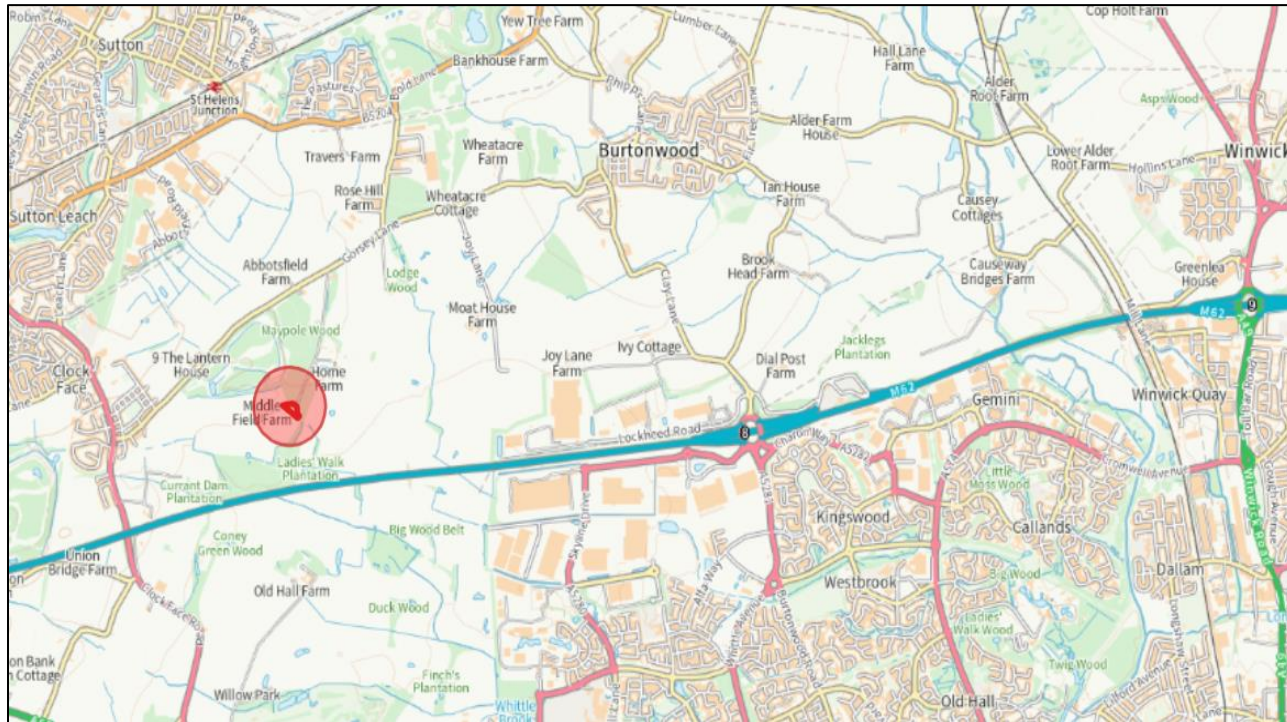
- A detached 4-bedroom residential property
- Rural location.
- Direct access into Griffin Wood.
- Stables with PP for conversion to a 2-bedroom bungalow.
- Easy reach of M62 (J8)
- EPC of E39.
- Generous plot of 1 acre.
- Accommodation of approximately 233m² (2,507sqft)
- Off road parking.

Location

Thatch Cottage is within a rural location approximately 1.4 km (0.8 miles) south west of the village of Burtonwood. There are amenities within the village with greater amenities within the nearby towns of Warrington and St Helens.

In terms of transport links, Junction 8 (Burtonwood) of the M62 lies approximately 2.9 km (1.8 miles) to the east of the Property.

The Property itself is accessed off Hall Lane which we understand is a private road. The Property further benefits from a private access into Griffin Wood, Clock Face County Park is within walking distance.



For identification purposes only, not to scale.



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Description

Thatch Cottage presents a unique opportunity to purchase an existing four bedroom detached residential property together with a stable block benefiting from full planning permission for conversion into a two-bedroom detached bungalow including an extension. The Property sits within a total plot of approximately 1 acre.

Thatch Cottage

Dating back to 1699 and full of character, Thatch Cottage is a perfect family home with an abundance of outdoor space in a mature rural setting with accommodation of approximately 233m² (2,507sqft).



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The accommodation is over two stories and includes the following;

Porch

Leading to the **Wet Room** which has an external door and through to the **Reception Hall**.

Reception Hall

12'6" x 9'7" (3.80m x 2.91m)

Window to the front elevation, the reception hall has beamed ceiling, tiled floor, wall lights and a radiator. Stairs rise to the first floor and polished wood; Georgian style double doors open up into the dining room.



Lounge (reception)

17'00" x 17'00" (5.17m x 5.17m) at maximum.

This stunning reception room has a uPVC double-glazed window at the front of the property and two further Georgian-style glazed doors leading into the conservatory. A beautiful feature fireplace with brick detailing and stone hearth houses a wood-burning stove which boasts a dual-aspect being also visible and accessible from the conservatory. Beautiful ceiling beams add to the room's character.



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Dining room

20'11" x 10'7" (6.38m x 3.22m) at maximum.

This delightful room has windows to two elevations: bow-style and overlooking the rear courtyard and side aspect. Ceiling beams, wall lights and polished woodwork give the room character. Warmed by a radiator and a modern pebble-effect electric fire. A further set of double Georgian style doors lead into the lounge with a single door giving access to the kitchen.



Kitchen

15'10" x 12'4" (4.83m x 3.75m) at widest overall.

With two windows overlooking the rear courtyard, fitted with quality units, complimentary worksurfaces, splash back tiling and a breakfast bar. Composite one-and-a-half bowl sink with antique-style mixer tap and a Rangemaster cooker. The room also has a walk-in pantry, broom cupboard, radiator, halogen feature lighting and an Indian stone floor.

Utility Area

11' 3" x 10' 9" (3.43m x 3.28m)

With Indian stone floor continuation, base units and door leading to the rear garden.



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Conservatory

18' 8" x 14' 11" (5.69m x 4.54m) at maximum

Of dwarf wall & uPVC construction with French doors opening onto the landscaped garden, two further sets of wooden Georgian-style French doors lead into the kitchen to the right and the entertainment room to the left. The central wood burning stove warms this room with a feature brick inglenook and stone hearth extending to laminate flooring.



Entertainment Room

17' 0" x 14' 0" (5.19m x 4.26m)

Great entertaining space enjoying fabulous views to three aspects with bow window (with window seat) overlooking the main entrance, picture window to the front elevation and French door opening into the garden to the side. The vaulted and beamed ceiling, exposed brick pillars and slate-tiled floor add to the charm and the versatility that this room can offer.



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Principal Bedroom

16' 11" x 10' 5" (5.15m x 3.31m) overall

Another dual-aspect room with radiator, half-vaulted ceiling, fitted wardrobe and access to en-suite.

Guest En-suite

With half-vaulted ceiling & uPVC double-glazed window to the side, a three-piece white suite comprising bath with shower over, low-level WC and wash hand basin.



Bedroom Two

16' 10" x 10' 5" (5.13m x 3.17m)

With vaulted, beamed ceiling and windows to the front and side aspects drinking in the glorious views. Raised eaves storage and warmed by a radiator.



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Bedroom Three

13' 1" x 10' 4"(4m x 3.14m) into eaves

Windows to rear and side aspects, stripped wooden floor and radiator.



Bedroom Four

12' 3" x 10' 5" (3.73m x 3.18m) at maximum

L-shaped room with windows to both the rear and side elevations; warmed by radiator.



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Bathroom

9' 1" x 6' 2" (2.78m x 1.88m) excluding walk in shower.

Family bathroom with window to rear plus skylight; fitted with jacuzzi bath, wash hand basin and low-level WC; plus separate walk-in shower with drying area. Half tiled walls and a heated towel rail.



External

To the front is a manicured garden laid to lawn with loose stone perimeter.



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External

To the rear is a split-level lawn professionally landscaped with water feature including walkway bridge.



Stables

The stable block is split into 4 stables under a pitched slate roof. The stables are within a self-contained plot split from the main residence by way of a close board fence. There is an independent direct access to the stables from Hall Lane. The stables benefit from full planning permission to convert to a two-bedroom detached bungalow (P_2018_0079_FUL).



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Services

We are informed that the services are as follows;

Heating; LPG. Drainage; Private by way of a state-of-the-art water purification system. Electricity & Water; Mains.

Council Tax

The Property has a Council Tax Band of Band F for which the amount payable for 2024/25 is £3,003.31.

EPC Rating

E39.

Tenure

Freehold with vacant possession.

Local Authority

St Helens Council.

Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to info@tfazakerleyandson.co.uk.

Sale Method

The Property is for sale by Private Treaty.

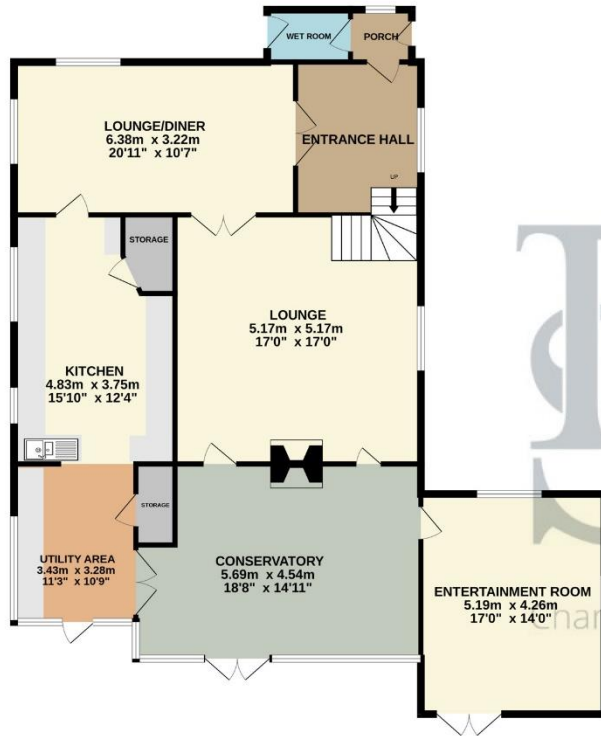
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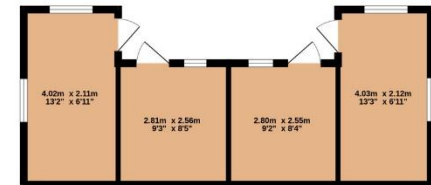
GROUND FLOOR
144.1 sq.m. (1551 sq.ft.) approx.



1ST FLOOR
79.5 sq.m. (856 sq.ft.) approx.



STABLE BLOCK
32.3 sq.m. (348 sq.ft.) approx.



T & S
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Chartered Surveyors, Land and Estate Agents

THE THATCH COTTAGE, HALL LANE, CLOCK FACE, ST HELENS, WA9 4SN

TOTAL FLOOR AREA : 255.9 sq.m. (2754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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