



ORFORD HOUSE  
CROFT







*"I wanted to recreate the home as it was...only better."*





# ORFORD HOUSE

## CROFT



Irresistibly clad in original glazed brickwork, Orford House retains its imposing Victorian character on the surface, whilst inside the classical style has been recreated and upgraded to the most sumptuous of standards. The result? A rare gem where modern luxuries meld seamlessly with tradition, and the highest standards of comfort and style are found behind every door.

The Titanic of homes, the utterly unique Orford House has been restored to its golden age glory with no expense spared, to offer the ultimate in luxury living.



# HISTORIC HOME REIMAGINED



Dating back to 1840, dressed in its original glazed brick veneer, Orford House in Croft has been lovingly reimagined for modern family living. Retaining many original features, those unable to be salvaged, painstakingly recreated to the highest possible standards from mouldings. With only three owners in its history, Orford House is a rare gem of a home, one that once seen, is impossible to forget.

Sympathetically restored, Orford House is a modern home wrapped up in its original classic design. Reroofed, rebuilt chimney stacks, replastered, rewired, replumbed, reinsulated...yet recreated in its traditional splendour to offer contemporary comfort in classic style.

Refurbished Minton tiles coat the floor of the storm porch, as you open the impressive front door, an almost exact recreation of the original, to enter Orford House.



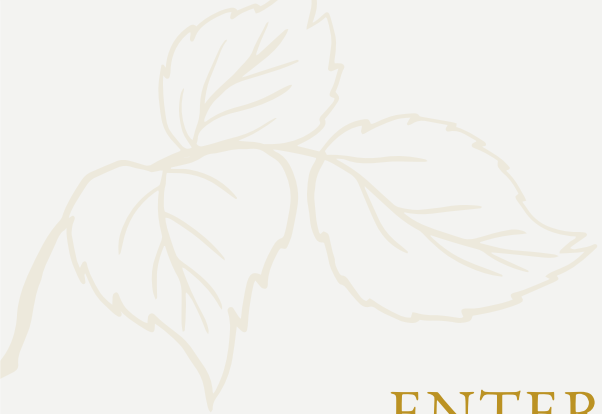












## ENTERTAINING HAVEN



Entertain with ease in the sitting room to the right, where an original fireplace issues warmth throughout whilst large, newly fitted, double glazed sash windows frame impressive views out over the landscaped garden. Overhead, the majesty of a bygone age is encapsulated in the captivating cornicing, with an elegant ceiling rose to the centre. Deep pile carpet lies underfoot, with numerous brushed brass sockets and switches. Instilling a touch of contemporary to the classic nature of the home, ceiling speakers are fitted in both this room, the orangery and kitchen. Comforting and cosy in spite of its size, this room was made for Christmas eve, snuggled up in front of the open fire.





## VERSATILE SPACES



Interior-designer led style pervades in the sitting room and bedrooms upstairs; also influencing the orangery, discovered through a broad, Chantilly-lace accented door to the side. Palatially sized, light serenades this room through large windows and broad double doors, which open to provide easy flow out to the terrace, where a parterre garden lends formality, culminating in a breath-taking water feature and pond. From above, natural light pours in through the large roof lantern. The deep windowsills are wired up for electric blinds, should you wish to install them.

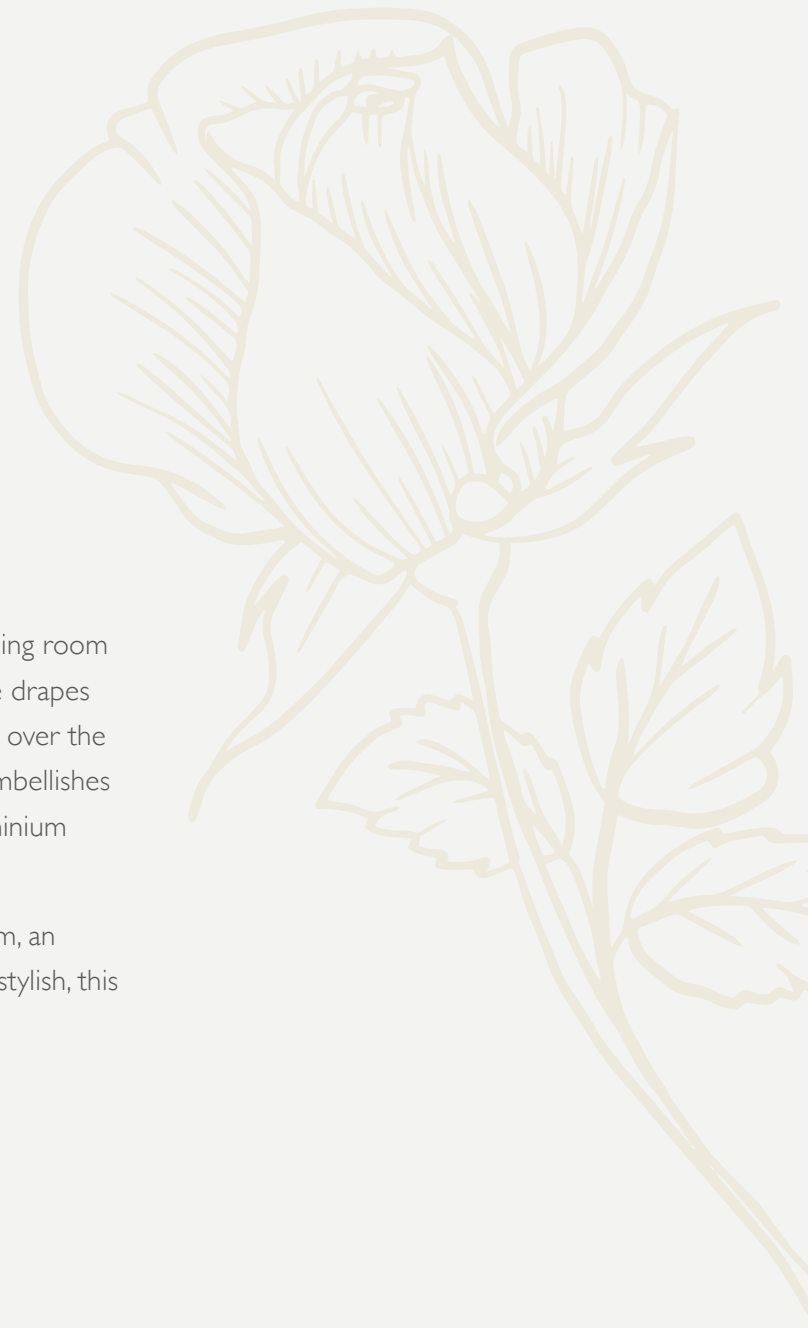












## WINE & DINE



Returning to the entrance hall, make your way along to the dining room on the left, a sublime and formal room, with heavy, handmade drapes dressing the trio of tall sash windows, which present views out over the sculptured pond and waterfall. Layered cornicing once more embellishes the ceiling with traditional style, yet efficiently modern aluminium radiators instil warmth.

Above the round dining table, perfectly central to the room, an impressive light fitting showers illumination down. Sociable and stylish, this room is ideal for entertaining.





## FEAST YOUR EYES



Continue along the entrance hallway to the kitchen. Light, bright and inviting, this open-plan kitchen-dining room is cleverly zoned to provide an easy flowing living space for all the family. Traditional Shaker-style cabinetry provides plenty of storage, accommodating a large Rangemaster cooker, whilst marble worktops serve as breakfast bars with stools perfectly placed for casual dining. An array of Bosch appliances also features, including a fridge, freezer, dishwasher and a pantry cupboard with toaster, kettle and microwave, discreetly hidden from view. There is also a Franke sink.













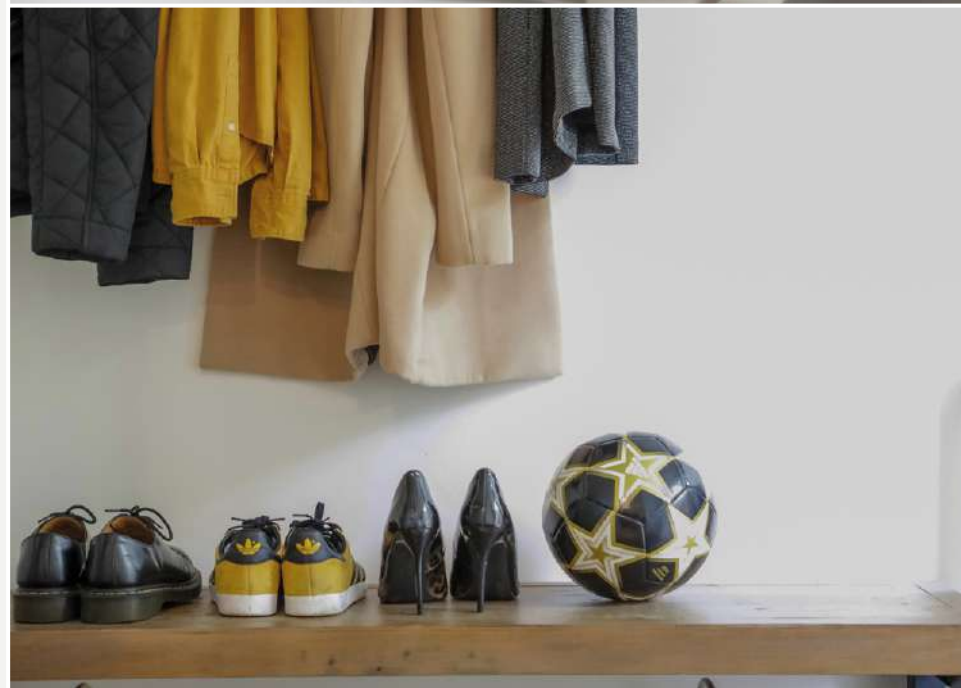
## FAMILY SPACES



To one side, a powerful log-burning stove inset within a redbrick hearth is surmounted by a reclaimed and sandblasted timber lintel. Dine at the table in front of the tall sash windows, savouring views out over the pond and footbridge to the front.

Take the rear hallway to discover the utility room, command central of the home, accommodating the CCTV workings, boiler and LPG back up for the Air Source Heat Pump; Orford House stays toasty warm throughout the seasons. Cleverly designed, with an abundance of sockets and desk space, this room also serves as a home office.

Seating is available in the rear hall, serving as a handy boot room, with direct access out to the garden.





## SOAK & SLEEP



Returning to the main entrance hall, run your hand along the smooth, original mahogany bannister, as it curves up to the first floor.

Refreshment awaits in the family bathroom, a capacious space whose scale and scope is captured by the 4ft contrasting black and white porcelain tiles to the walls. Begin the day with a spritz beneath the rainfall head of the walk-in shower; with alcove shelving for toiletries, or soak away the aches with a soothing soak in the large, freestanding stone tub with floor mounted tap and showerhead attachment. Also furnished with Villeroy & Boch wall-mounted WC, wide vanity unit wash basin and overhead LED mirror; this sizeable spa-style sanctuary is the epitome of five-star luxury.

Across from the bathroom, enter bedroom four; a light, bright space with blush highlights affording it a relaxed and peaceful feel. Furnished with a double bed, dressing table which could also serve as a writing desk and ornate fitted mirrored wardrobes.















## ROOM FOR ALL



Coming out of this bedroom make your way up a series of stairs before turning right into bedroom three. Sophisticated and mature, an original wooden fireplace steals the scene, adding old school warmth and grandeur. Immaculately refurbished, admire its detailed carvings and the clean shine of the bronze inset.

Furnished with a new flue liner, this working fireplace gives the bedroom a boutique hotel ambience. A hint of gold glimmers in the stylish yet subtle wallpaper, with plush grey carpet underfoot. A bespoke headboard stretches above the double bed, with a selection of fitted wardrobes providing ample storage. Furnished with a stylishly designed ensuite containing walk-in shower, porcelain tiled floor and walls, vanity unit wash basin and WC, this self-contained suite offers five-star luxury.





## SWEET DREAMS



Back on the inner landing, a gothic archway separates these two bedrooms as you emerge onto the main landing, turning right to arrive at bedroom two, the front guest bedroom. From the broad sash window verdant views extend over the large pond to the front, replete with bridge and waterfall feature. Calming colours resonate in the décor, with a subtle metallic shimmer to the wallpaper and velveteen grey to the bedding. Plush armchairs offer a moment's pause in which to take in the peaceful views over the garden. Eclipse fitted wardrobes with fluted mullions feature in this bedroom, also encompassing a dressing table. Each headboard throughout the home has been bespoke made to accentuate the room.

Make your way along the spacious and bright landing, where replicated details create a seamless sense of continuity and consistency in the carefully selected light fittings and artwork. The landing itself is a destination, with an elevated alcove set out for a game of chess.













## LUXURIOUSLY STYLED



Ahead, the bountifully sized main bedroom awaits, plushly carpeted underfoot, this room has been reconfigured to provide maximum space and luxury. Sink into sleep in the king-size bed, with space too for a large curving sofa. Ambient lighting is wall mounted either side of the bed, whilst electronically closing Velux windows shower light down from above. Wake up to vibrant views over the fountain below and fragrant planting in the landscaped garden. Warmth emanates from the traditional-style, energy-efficient aluminium radiators. Classical sculptures feature throughout, adding to the prestige and heritage of the home.

Step down into the spacious dressing room, once the fifth bedroom and now accommodating a wealth of fitted wardrobes. A hidden door opens to reveal a luxurious ensuite, fitted with automatic lighting, porcelain tiled walls and floor; walk-in shower with alcove storage for toiletries, Villeroy & Boch vanity unit wash basin and WC, with heated towel rail on a separately controlled heating system. Antique brass sockets and switches feature throughout, with Chantilly-lace obscured window.





## ANNEX ACCOMMODATION



Take the stairs up to the second floor, noting the recreation of the original newel post as you emerge on the landing.

On the second floor, a self-contained sanctuary awaits. Ideal independent living quarters for a nanny or older teen, this spacious apartment feels peaceful and distinct from the lower levels.

The large, light filled landing is again a destination in itself, with sofas and a side table set up for a game of checkers beneath the large Velux window.

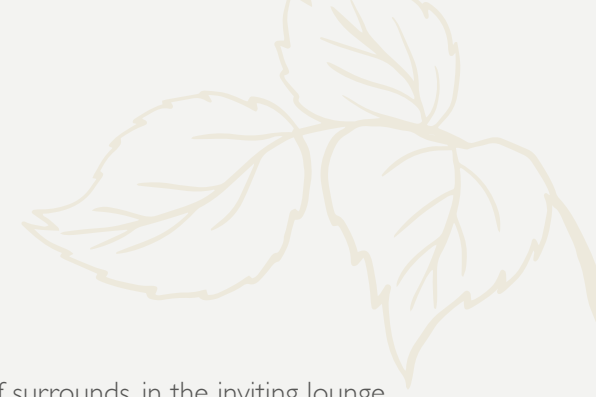
Tucked away to the left is the spacious double bedroom, with high vaulted ceiling, offering leafy views out to the mature trees through large Velux windows. Plush carpet continues through from the landing, running throughout the second floor. Note the quirky, graduated shelf above the bed, another uniquely 'Orford House' design.











Relax and unwind in the most stylish of surrounds, in the inviting lounge, where Velux windows once more shower light through. Stylishly furnished in LuxDeco armchairs and Arighi Bianchi side tables and touches, with soft uplighting to the sides this is a truly tranquil space. Surround sound ensures the proper experience on movie night, with a WiFi booster also fitted to every floor.

Also cleverly furnished with its own kitchenette, worktops extend to two sides, beneath tall Velux windows, one serving as a breakfast bar with views over the former HMS Gosling, and the other accommodating a sink and fridge.

Refreshment awaits in the shower room, perfectly symmetrical with two heated towel radiators to either side of the large walk-in shower, also furnished with vanity unit wash basin and WC. Background lighting features throughout the apartment, automatically activated upon movement at night-time, illuminating your steps after dark.

# BREATHTAKING GARDENS



A home as remarkable from the outside as it is from within, take a tour of the garden and grounds of Orford House.

Remodelled outside as well as indoors, the newly laid gardens include extensive brand new York stone patios and pathways.

From the rear boot room, spy an outdoor mud kitchen and play area, perfect for children, reformed from a former coal storage building. An enclosed area would be ideal for those with dogs and could also serve as a private base for a hot tub, fitted with lighting and cabling, privately set behind the fencing. A separate red brick building serves as an outdoor shower room with wash basin and WC, ideal for changing after a dip in the hot tub.

Breathe in the aromas of mint, thyme and basil from the kitchen garden, as you pause beneath the Canadian pine arbour, festooned in climbing hydrangea, to admire the lavender planted borders along the striped lawn to the side. Follow the sun as it arches around the home during the course of the day.















Glance up at the accoya fascias, painted in sage green to complement the glazed brick design of the home. To the side, discover a garden store for the gardener, served by power and lighting. There is also a separate, heated, outdoor WC.

Opposite the orangery, parterre gardens with aromatics and pollinator planting, lead to a circular water feature and fountain, continuing beyond to a covered walkway to the rear. Two more large, circular, cobbled planted borders each embody a different theme, set to the far end of the lawned front garden. Meander the pathways, illuminated at night time to great effect, spying the many bird boxes throughout. Centre stage is the stunning pond, five to six feet deep in places, with bridge and planted with lilies and irises. A plant room to the rear contains the controls for the pumps, filtration plant, UV filters and impressive waterfall, built of Cornish slate and stone. Sit and soak up the tranquillity, with a planted rowing boat adding to the nautical theme. Rhododendrons and heavy planting ensure privacy from the road. A sublime setting to this inimitable home. A haven for wildlife, watch for the visiting cormorant, elusive kingfisher, woodpeckers and other birds.

Parking is plentiful on the spacious drive, with a large, detached triple garage with electric up and over doors and storage area. Extended to the side, this storage area could also be used as a children's play area, gym or garden bar.



## EXTRA POTENTIAL



Follow the pathway along to the rear, formerly the old road to the HMS Gosling Fleet Air Arm Training Barracks where a large expanse of land is ripe with potential for development.

Mature trees line the path before you emerge to a large area of land which could be the perfect place for a private swimming pool with sauna and changing rooms; timber clad and with solar panels, landscaped gardens and private parking. Where better to entertain family and friends throughout the summer...and beyond? Consider too the potential to create a hobby room or office, allotment or hobby farming area.



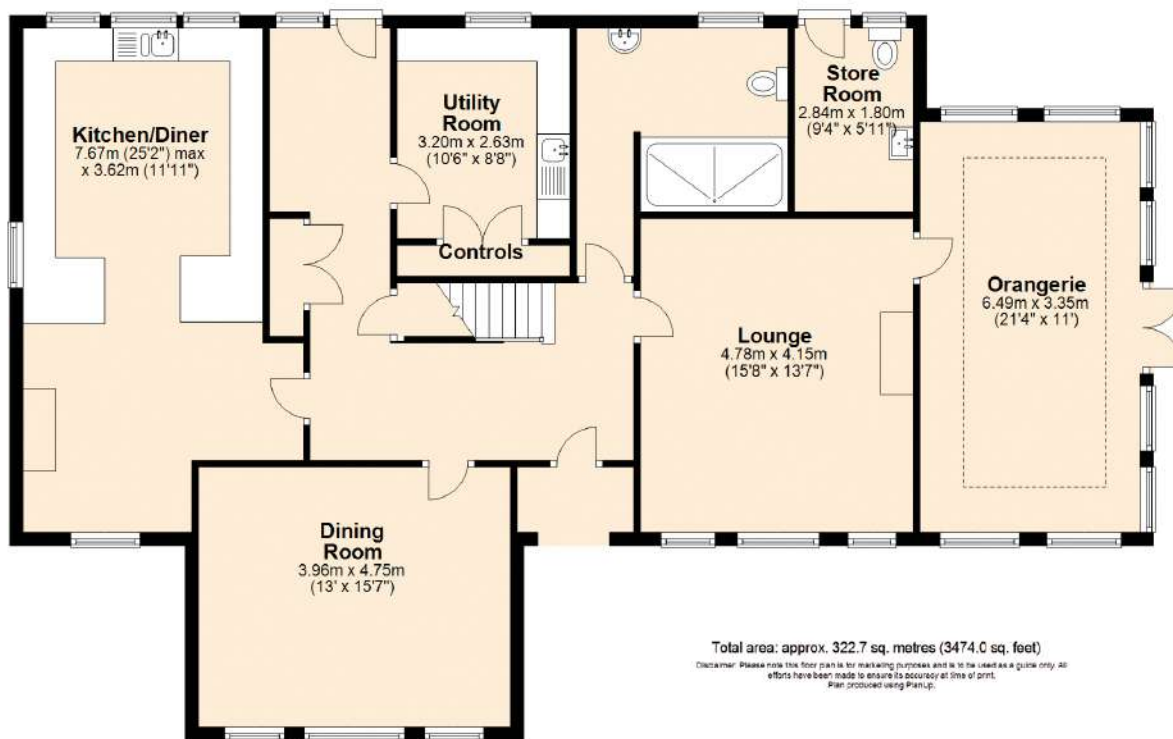


ORFORD  
HOUSE



## Ground Floor

Approx. 140.4 sq. metres (1510.8 sq. feet)



Total area: approx. 322.7 sq. metres (3474.0 sq. feet)

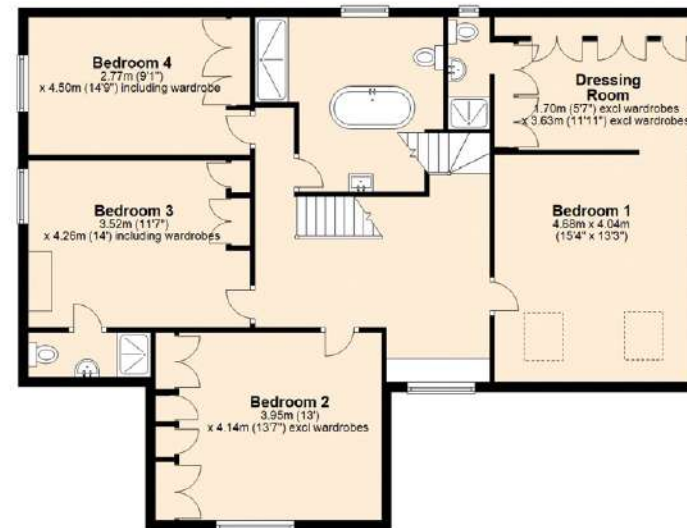
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

ORFORD HOUSE  
CROFT



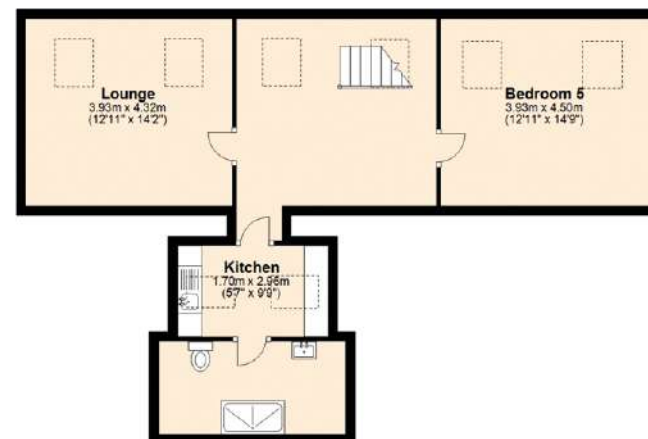
## First Floor

Approx. 117.0 sq. metres (1259.4 sq. feet)



## Second Floor

Approx. 85.4 sq. metres (919.8 sq. feet)





# ON YOUR DOORSTEP



Wrapped up in rurality, yet only minutes' drive from the motorway, experience the best of both worlds at Orford House.

In the nearby village of Culcheth, pick up all your essential shopping. A historic and well-equipped rural village, dine out at The Smokehouse or pick up a takeaway from one of the many food outlets. Peruse the boutique stores and call in at Sainsbury's for your weekly shop.

Warrington centre is only ten minutes' drive away for work and leisure opportunities. Poised between Liverpool and Manchester, the M6 and M62 are only ten minutes' drive away for commuting and connections. Manchester Airport is reachable in around 40 minutes for international travel, with Newton Station only ten minutes from the door.

Enjoy a walk around the woodland nearby or pop the pooch on a lead and head to nearby Pennington Flash Country Park to catch the sunset. Enjoy a spot of fishing at Partridge Lakes Fishery, or perfect your swing at one of the many nearby golf clubs.

Have a walk to one of the local pubs, The Horseshoe Inn, The General Elliot or The Plough Inn and get to know the locals.

A home where old school Victorian glamour meets contemporary comfort, Orford House offers luxury living for all the family. Future proofed and lovingly restored to encapsulate the grandeur of a time gone by, Orford House is an embracing home that soaks up people...one that you'll never want to leave.





# ORFORD HOUSE CROFT



*presented by*

ESTATE AGENCY

## HAMLET

*Signature*



WHAT3WORDS: shocking.thatched.chained

To view Orford House  
Call Tesh  
on 01925 235 338  
Email: [tesh@hamletwarrington.co.uk](mailto:tesh@hamletwarrington.co.uk)

Warrington Business Park, Long Lane, Warrington WA2 8TX  
[www.hamlethomeswarrington.co.uk](http://www.hamlethomeswarrington.co.uk)



SCAN ME TO  
BOOK A VIEWING