

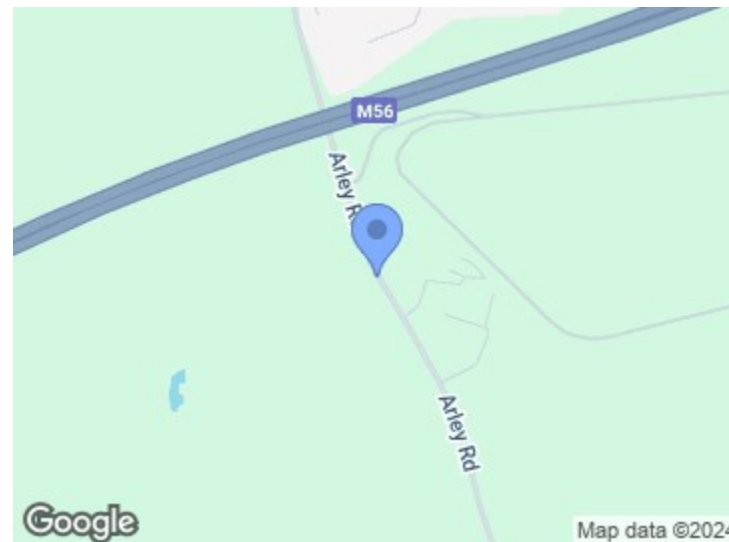
# Appleton



## Location

Arley, Appleton Thorn and Appleton are sought after rural districts to the East of Warrington in between Knutsford, Lymm, and Stockton Heath. The Arley Estate is a beautiful large privately owned and very picturesque country estate of several thousand acres with a stunning main house and there are a number of bridle ways and footpaths. The Estate has been improved dramatically over the years and now also has a café/restaurant at the Hall. It is situated along the Arley straight.

Neighbouring 'Burley Heyes Cottage', Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, pub and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Believed to DATE BACK to 19th CENTURY | recent TWO STOREY EXTENSION | Comprehensive Programme of REFURBISHMENT | Full of CHARM & CHARACTER with an OPEN PLAN Theme | FOUR RECEPTION Rooms | LANDSCAPED GARDENS & FIELD VIEW. This attractive detached cottage now extends to family accommodation comprising a distinctive hall, WC, lounge with multi-fuel burner and bay, playroom, garden room, dining room, dining kitchen, utility room and cloakroom. The first floor includes a master suite with en-suite, three further bedrooms and a bathroom. Gardens, generous off road parking and garage.

£875,000

# Appleton Arley Road



'Burley Heyes Cottage' has been transformed during our clients' ownership featuring a comprehensive programme of refurbishment and a two storey extension.

Full of 'charm and character' this rendered detached cottage now offers family sized accommodation with a contemporary twist. Renovations include but are not limited to a significant extension providing a fabulous dining kitchen and a master suite upstairs, replacement windows and doors, central heating system and boiler, rewiring, replacement flooring, bathrooms and landscaping.

Sure not to disappoint, the accommodation comprises an entrance porch with stone mounted timber pillars, hall with what is believed to be an original front door, engineered wooden flooring and period reflective wall lights, WC, lounge with large bay overlooking the garden and a multi-fuel burner, playroom, dining room again with a multi-fuel burner and an exposed brick surround, garden room with 'French' doors, super dining kitchen complete with centre island and breakfast bar, utility and cloakroom.

The first flooring includes the landing and lobby with period reflective wall lights, master suite with en-suite facilities, three further bedrooms and a bathroom. Landscaped gardens, off road parking and garage.

## Accommodation

### Entrance Porch

10'7" x 5'0" (3.23 x 1.54m)

Stone mounted twin timber pillars with matching beams, wall mounted cast iron doorbell, original timber front door with knocker ring handle, tee hinges and bolts complete with an inset frosted glazed panel and matching coloured adjacent panels leading to the:

### Entrance Hallway

12'3" x 10'11" (3.74m x 3.34m)

An elegant, characterful reception with engineered wooden flooring, exposed beam ceiling, turning staircase to the first floor, two wall light points and a central heating radiator.

### WC

5'6" x 2'9" (1.68m x 0.86m)

Two piece suite including a low level WC and a wash hand basin with chrome taps and waist. Decorative tiled flooring, timber shelving, inset lighting and a frosted PVC double glazed window.

### Inner Vestibule

5'1" x 3'3" (1.55m x 1.00m)

Engineered wooden flooring, inset lighting and under the stairs storage.

### Lounge

19'0" x 14'10" (5.80m x 4.53m)

Cast iron multi-fuel burner set on a slate hearth with an exposed brick recess and a timber mantle. Engineered wood flooring, exposed beam ceiling, three wall light points, PVC double glazed bay window overlooking the garden, further PVC double glazed window and a central heating radiator.

### Playroom

11'4" narrowing to 6'6", 18'0" x 11'2" (3.47m narrowing to 2.55m x 3.42m)

Inset lighting, PVC double glazed window and a central heating radiator.

### Dining Room

14'0" x 10'9" (4.29m x 3.29m)

Again boasting a cast iron multi-fuel burner with an exposed brick surround, slate hearth and a timber mantle. Engineered wood flooring, feature timber beam and an opening to the:

### Garden Room

11'0" x 10'3" (3.36m x 3.14m)

Engineered wood flooring, PVC double glazed 'French' doors with matching adjacent panels, further PVC double glazed windows and a central heating radiator.



### Bedroom One

22'4" x 16'3" (6.83m x 4.96m)

Dual aspect with PVC double glazed windows, inset lighting, two bedside wall light points and two central heating radiators.

### En-Suite Shower Room

8'0" x 7'0" (2.45m x 2.14m)

White three piece suite including an oversized tiled cubicle with a thermostatic shower and both a hand-held and rain-shower heads, twin wash hand basins with chrome mixer taps set on a vanity unit with cupboard storage, low level WC. Inset lighting, tiled flooring, antique style central heating radiator, PVC frosted double glazed window and an extractor fan.

### Bedroom Two

15'2" x 14'11" (4.63m x 4.55m)

Dual aspect with PVC double glazed windows and a central heating radiator.

### Bedroom Three

13'8" x 6'7" (4.17m x 2.03m)

Inset lighting and a PVC double glazed window.

### Bedroom Four

14'0" x 6'10" (4.28m x 2.09m)

Inset lighting and a PVC double glazed window.

### Bathroom

10'2" x 6'5" (3.11m x 1.97m)

Period reflective suite including a 'Claw' bath with a chrome mixer tap, thermostatic shower, twin shower heads and a screen, pedestal wash hand basin and a low level WC. Decorative tiled flooring with contrasting feature tiled walls, inset lighting, central heating radiator and an extractor fan.

### Outside

The landscaped garden is predominantly laid to lawn with open field views. The garden is further enhanced with a generously proportioned, stone patio with a curved perimeter ideal for the hardstanding of garden furniture and 'Al-fresco' dining. Complementing the garden are a range of well stocked borders, in addition to raised borders, mature trees and bushes. Along part of the boundary is a sandstone wall with a wrought iron gate set between two pillars providing side access. There is extensive off road parking, single garage requiring some attention, screened 'LPG' tank and access to the septic tank.

### Tenure

Freehold. Burley Heyes Cottage (House & Gardens are held on Title CH114256 by our clients. The off road parking known as 'Land North of Burley Heyes Cottage' is held on Title CH221904 again by our clients. This land is subject to rights of way thereon with or without farm vehicles for agricultural purposes granted to Joseph Arthor Fryer and Valerie Christine Fryer by two Transfers dated 4 June 1982.

### Council Tax

Band 'F' - £3,130.56 (2024/2025)

### Local Authority

Warrington Borough Council.

### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### Postcode

WA4 4RR

### Possession

Vacant Possession upon Completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



### Dining Kitchen

22'4" x 16'2" (6.81m x 4.94m)

A beautifully appointed dual aspect 'Shaker' style kitchen comprising a range of matching base, drawer and eye level units, pull-out spice racks and concealed 'LED' lighting. In addition, the kitchen is complimented by a centre island and breakfast bar boasting a 'Belfast' sink unit with a chrome mixer tap, further cupboard space, dishwasher, recycling bins and a wine rack complete with a Quartz surface, further full height cupboards set adjacent to space for an 'American' style fridge freezer and a 'Rangemaster Kitchener 110' six ring burner cooker with an illuminated extractor above, Engineered wood flooring, two contemporary style vertical central heating radiators. PVC double glazed 'French' doors with matching adjacent panels opening onto the garden, in addition to a PVC double glazed 'Picture' window and inset lighting.

### Cloakroom

5'4" x 2'9" (1.65m x 0.86)

Engineered wood flooring, inset lighting and hanging space.

### Utility Room

10'7" x 5'4" (3.25m x 1.65m)

Featuring full height and base level units housing the 'Worcester Bosch Greenstar 34CDI Classic ERP LPG' boiler. Stainless steel single sink drainer unit with mixer tap set in a work surface with space for a washing machine and dryer below, tiled flooring, inset lighting, extractor fan and a central heating radiator.

### First Floor

#### Landing

11'0" x 10'2" (3.37m x 3.11m)

Exposed beam ceiling, PVC double glazed window, wall light point and loft access.

#### Inner Lobby

14'0" x 2'8" (4.28m x 0.83m)

Two wall light points.

