

# Appleton



Offers In Excess Of  
~~£1,250,000~~

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# Appleton

## Arley Road

**STUNNING GROUNDS** Extending to Approx 4 ACRES | **SET BACK** Providing **PRIVACY** | **STABLES & Paddock** | **IMPRESSIVE ENTRANCE DRIVEWAY** with **LANDSCAPED GARDENS** | **WORKSHOP & OUTBUILDING**. Requiring updating, this large, detached home, re-built in the early 1990s comprises an entrance porch, hall, cloakroom and WC, lounge, dining room, family room, study, conservatory leading to a wine cellar, dining kitchen, utility, pantry, and rear porch. The first floor includes the master suite with en-suite, guest bedroom with en-suite, three further bedrooms and a shower room. Externally, beautifully maintained gardens with several themes, outbuildings and a feature pond.

Believed to occupy approximately four acres, this property was rebuilt over a two year period spanning the late eighties and early nineties with the exception of two walls which was a planning requirement. Boasting excellent privacy, this secluded family home is accessed via an 'in and out' driveway which sweeps in front of the house with views of the landscaped gardens.

Standing in a beautiful landscape, the grounds extend to all elevations featuring various themes including stables and a paddock to mention a couple which are managed and maintained by our clients.

The accommodation is presented over two storeys which comprises an entrance porch which in turn leads to the welcoming entrance hall featuring a turning staircase to the upstairs and a cloakroom with WC. The lounge is not only large in size but includes a solid fuel burning stove set within an 'Inglenook' fireplace complimented with wooden flooring, again a generous, separate dining room again with polished wooden flooring, family room again with a solid burning stove set within an exposed brick fireplace, study, conservatory featuring a sub-floor wine cellar, dining kitchen, utility, pantry and rear porch.

The first floor includes a large landing full of light which in turn provides access to the main bedroom suite which again has super views, fitted wardrobes and an en-suite bathroom, the guest bedroom again is well proportioned with a dual aspect and an en-suite bathroom. Bedrooms three, four and five all feature super rear views serviced

by a further shower room.

Furthermore, there is ancillary accommodation / buildings set to the ground floor including a work shop with light and power accessed from the rear porch, double garage with twin remote control up 'n' over doors and a detached tractor store providing excellent storage.

Externally, the grounds are believed to extend to approximately four acres boasting a feature pond with an islet and gazebo, vegetable garden and or allotments, an abundance of varieties of trees, block paved patio, lawned gardens, three stables and a paddock.

### Accommodation

#### Ground Floor

**Entrance Porch**  
5'2" x 5'1" (1.59m x 1.57m)

**Entrance Hallway**  
16'6" x 10'9" (5.03m x 3.29m)

**Cloakroom**  
7'11" x 5'2" (2.43m x 1.59m)

**Lounge**  
27'10" x 16'9" (8.50m x 5.12m)

**Dining Room**  
16'6" x 11'11" (5.03m x 3.64m)

**Family Room**  
18'5" x 16'6" (5.62m x 5.04m)

**Study**  
10'2" x 5'2" (3.12m x 1.59m)

**Conservatory**  
16'11" x 11'5" (5.17m x 3.50m)

#### Wine Cellar

**Dining Kitchen**  
16'0" x 12'9" (4.88m x 3.91m)

**Utility**  
16'9" x 11'6" (5.13m x 3.52m)

**Pantry**  
6'3" x 5'10" (1.93m x 1.80m)

**Rear Porch**  
8'10" x 7'8" (2.70m x 2.34m)







#### Work Shop

18'4" x 11'5" (5.60m x 3.50m)

#### Double Garage

18'4" x 17'3" (5.61m x 5.28m)

#### First Floor

##### Landing

34'6" x 16'7" (10.52m x 5.06m)

##### Inner Lobby

6'8" x 6'6" (2.05m x 2.00m)

##### Bedroom One

21'3" x 16'11" (6.48m x 5.16m)

##### En-Suite Bathroom

9'10" x 8'10" (3.01m x 2.70m)

##### Bedroom Two

16'6" x 12'7" (5.05m x 3.84m)

##### En-Suite Bathroom

9'11" x 6'2" (3.03m x 1.89m)

##### Bedroom Three

16'4" x 12'9" (4.99m x 3.91m)

##### Bedroom Four

12'4" x 9'0" (3.78m x 2.76m)

##### Bedroom Five

12'4" x 9'1" (3.77m x 2.79m)

#### Shower Room

8'2" x 7'10" (2.49m x 2.40m)

#### Outside

##### Tractor Store

29'7" x 18'4" (9.02m x 5.61m)

##### Stable One

11'7" x 11'3" (3.54m x 3.45m)

##### Stable Two

11'5" x 11'3" (3.49m x 3.45m)

##### Stable Three

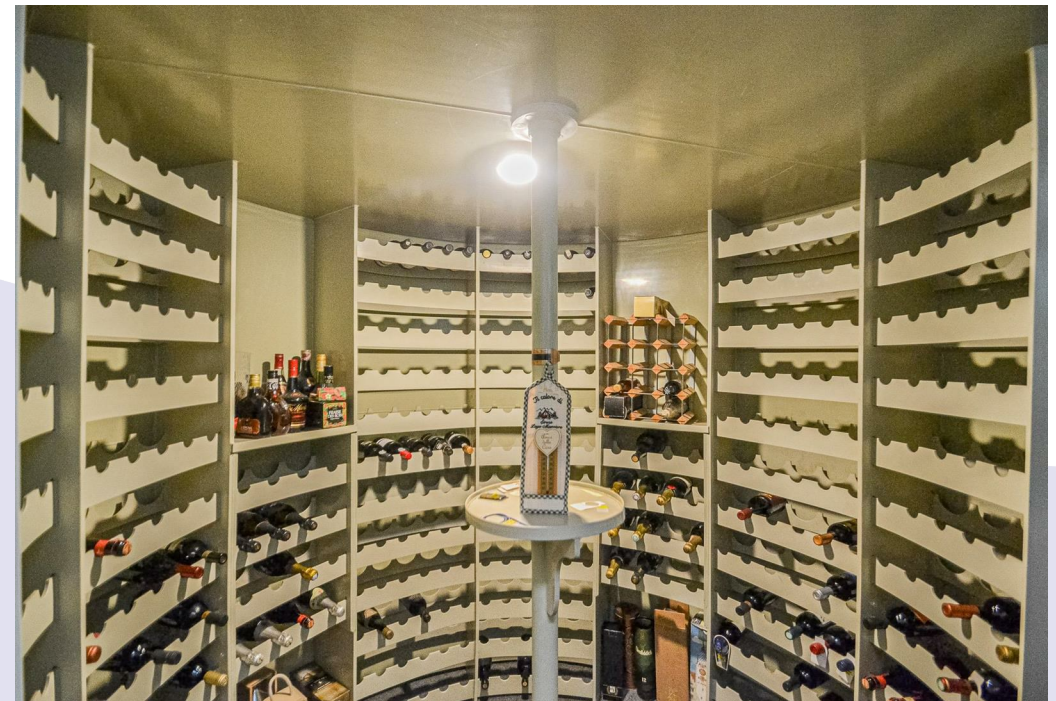
11'11" x 11'7" (3.65m x 3.55m)

#### Tenure

Freehold.

#### Council Tax

Band 'G' - £3,793.26 (2025/2026)







**Local Authority**  
Warrington Borough Council.

**Services**

No tests have been made of services, heating systems, or associated appliances. We are informed that the property is serviced by two operation septic tanks. Gas is supplied by 'Flogas' cylinders which in turn serve the boiler supplying hot water and heating. In addition, there is an 'Air Source Heat Pump' which offers a further source of heating and hot water. Finally, there are solar panels fitted to two rooves. Confirmation and testing has not been obtained from the 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.

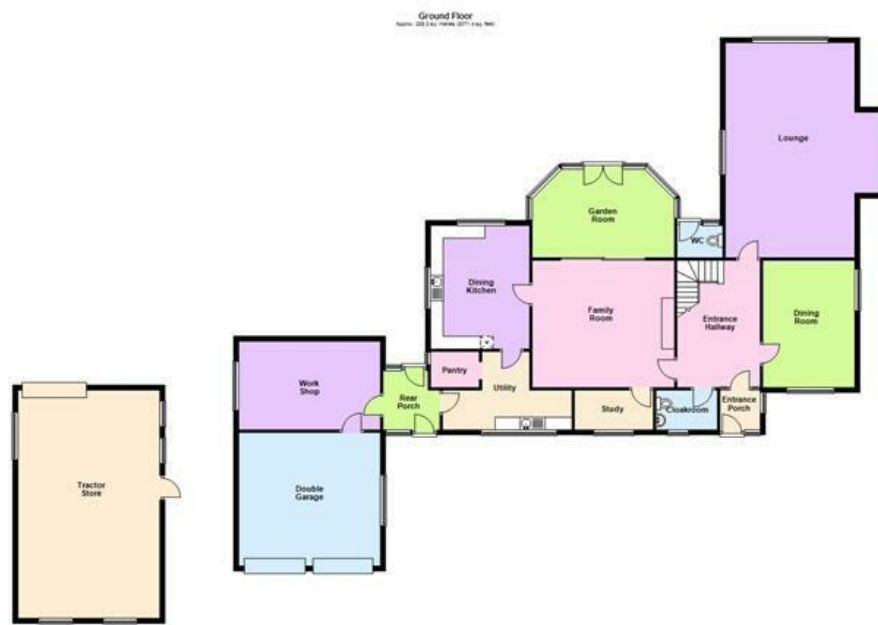
**Viewing**  
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.











Total area: approx. 419.1 sq. metres (4511.2 sq. feet)



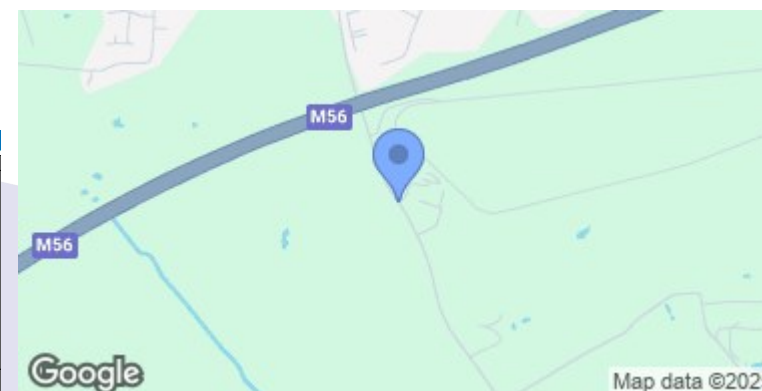
## Location

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



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