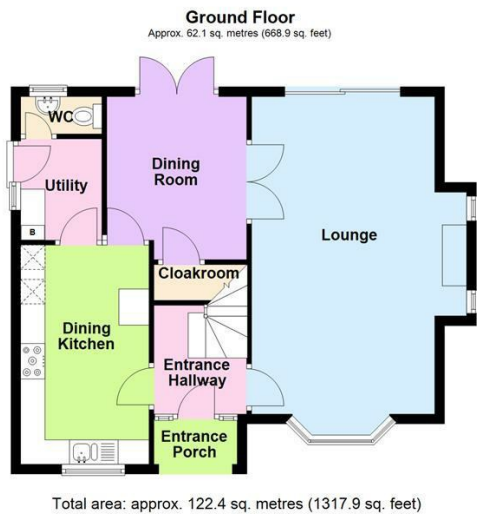


# Appleton Thorn



## 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.

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, the nearby Dingle Woodlands for walks and Warrington Golf Club which 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.

Located within the catchment areas of excellent schools including both Grappenhall Heys Primary School and Appleton Primary School, both highly regarded 'Ofsted Outstanding' Schools, making this a most attractive place to bring up children.



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

PANORAMIC VIEWS OF OPEN FARMLAND | SEMI-RURAL LOCATION | REFURBISHED ACCOMMODATION | NESTLED BETWEEN OFSTED OUTSTANDING SCHOOLS | 'SHULLER' FITTED KITCHEN WITH BOSCH & NEFF APPLIANCES | BEAUTIFULLY APPOINTED BATHROOM | SOUTH FACING SUMMER ROOM . Presented to a high standard, this family home comprises an entrance porch, bright and welcoming hallway, dual aspect lounge, dining room, cloakroom, dining kitchen, utility, WC, four bedrooms (Including three double) one with walk in wardrobe, en-suite and a family bathroom. Externally, south facing summer room, gardens, driveway parking for several cars and garage. NO ONWARD CHAIN.

£595,000



# Appleton Thorn

## Ashberry Drive



Occupying a semi-rural location, this 'Loxley' built double fronted detached home offers great external detail and character rarely seen of properties of this era, combined with stunning panoramic views overlooking farmland.

This most attractive home conveniently situated benefits from a recent inventory of improvements including but not limited to a fine 'Schuller' kitchen with integrated Neff and Bosch appliances and breakfast bar, replacement flooring and a 'Morso Squirrel Multi fuel' burner in the lounge and beautiful contemporary bathroom suites to mention but a few.

Boasting panoramic views, this beautifully appointed home comprises a recessed entrance porch, entrance hallway with a turning staircase, dual aspect lounge with a solid burning stove and patio doors, dining room again with access to the rear garden, cloakroom, 'Schuller' fitted kitchen complete with appliances and breakfast bar, utility room and WC. The first floor features a galleried landing with cornicing, master bedroom with superb views, dressing room and en-suite, three further bedrooms and an immaculately presented bathroom suite. Externally, there is great space to front, side and rear elevations combined with recreational areas.

### Accommodation

#### Ground Floor

##### Covered Entrance Porch

5'7" x 3'4" (1.71m x 1.04m)

Accessed through a feature arch with two meter cupboards and a further cupboard housing the electric consumer unit, panelled ceiling, courtesy light and an opaque double glazed front door with matching adjacent panels leading to the:

##### Entrance Hallway

10'6" x 6'2" (3.21m x 1.89m)

Bright and welcoming hallway with turning staircase to the first floor, fabulous galleried landing with satin white wooden balustrade and spindles, polished engineered Oak wood flooring, ceiling cornicing, ceiling rose and a central heating radiator.

##### Lounge

23'2" x 12'5" (7.08m x 3.8m)

Light and airy generous main entertaining room at over 23 foot in length, boasting a feature 'Inglenook' fireplace with two stained glass PVC opaque double glazed windows to the side elevation incorporating a Morso Squirrel multi-fuel burning stove, marble surround and hearth. Polished engineered Oak wood flooring, ceiling cornicing, ceiling rose, two wall light points, PVC double glazed bay window to the front elevation, PVC double glazed patio doors opening onto the rear garden, double central heating radiator and glazed double doors to the:

##### Dining Room

10'11" x 9'5" (3.35m x 2.88m)

A continuation of the polished engineered Oak wood flooring, PVC double glazed 'French' doors opening onto the rear garden, ceiling coving, ceiling rose and a double central heating radiator.

##### Cloakroom

6'2" x 2'5" (1.88m x 0.74m)

Shelving storage, central heating radiator and cloaks.

##### Dining Kitchen

14'9" x 8'7" (4.50 x 2.64 )

Stylish and contemporary 'Schuller' fitted kitchen comprising a range of matching base, deep drawer units. The wall mounted units have up-and-over / bi-fold doors finished in a high gloss 'cashmere ' with 'LED' lighting complimented with a quartz breakfast bar with further cupboard storage below. Furthermore, there are a range of integrated appliances including a Neff five ring induction hob with Neff illuminated chimney extractor above and quartz splashback, Bosch combination microwave oven, Bosch oven, Bosch full height refrigerator, base level Neff freezer and a dishwasher. One and a half bowl sunken 'Franke' sink unit with mixer tap set in a quartz work surface with a matching splashback. Feature radiator. Wood grain effect laminate flooring, inset lighting and a PVC double glazed window to the front elevation.

##### Utility Room

6'9" x 5'5" (2.08m x 1.66m)

Fitted with a matching 'Shuller' eye level unit again in a high gloss 'cashmere' colour, spaces for both a washing machine and dryer set below a quartz surface, wood grain effect laminate flooring, wall mounted 'Worcester' boiler, Frosted PVC double glazed door and window to the side elevation, central heating radiator and a door to:



##### Separate WC

5'5" x 2'6" (1.67m x 0.77m)

White two piece suite comprising wash hand basin with a chrome mixer tap and close coupled WC. Wood grain effect laminate flooring, part tiled walls to half height, PVC frosted double glazed window to the rear elevation and a central heating radiator.

##### First Floor

##### Galleried Landing

9'8" x 9'0" (2.96m x 2.76m)

Ceiling cornicing, ceiling rose, central heating radiator and loft access. (Boarded with drop down-ladder access)

##### Master Bedroom

13'0" x 12'5" (3.98m x 3.80m)

A generous well portioned double Master bedroom with PVC double glazed window with panoramic views of open farmland, central heating radiator.

##### Walk in Wardrobe / Dressing Room

6'6" x 4'10" (2.00m x 1.49m)

A most useful space providing a walk in wardrobe with hanging and shelving space, central heating radiator, complete with a charming circular PVC frosted double glazed window to the front elevation.

##### En-Suite Shower Room

8'0" x 4'10" (2.45m x 1.49m)

White three piece suite including a tiled cubicle with a thermostatic shower and retractable head, vanity wash hand basin with a chrome mixer tap and cupboard storage below, complete with a close coupled WC. Solid oak flooring, part tiled walls, chrome heated towel rail and a PVC frosted double glazed window to the side elevation.

##### Bedroom Two

11'4" x 8'0" (3.47m x 2.45m)

PVC double glazed window to the rear elevation and a central heating radiator.

##### Bedroom Three

11'1" x 8'0" (3.40m x 2.46m)

PVC double glazed window to the rear elevation and a central heating radiator.

##### Bedroom Four

10'0" x 6'6" (3.06m x 2.00m)

PVC double glazed window with panoramic views of open farmland to the front elevation and a central heating radiator.

##### Bathroom

9'6" x 5'10" (2.90m x 1.80m)

Modern, white four piece contemporary suite including a tiled bath with recessed niche shelf, wash hand basin with a chrome mixer tap, large shower enclosure with a feature tile wall, sliding doors and a thermostatic shower all complete with a close coupled WC. Matching tiled walls and flooring, built in floor to ceiling cupboard storage, PVC frosted double glazed window to the side elevation, chrome heated towel rail and a shavers point.

##### Outside

Set back from the road with landscaped gardens behind wrought iron low level fencing and gates, this is a rare opportunity to acquire a property with views of the countryside. A characterful detached home affords a decorative frontage with an English oak tree occupying a lawned garden with well stocked borders adjacent to a coloured concrete driveway with a turning arc providing parking for several vehicles. The driveway continues to the side elevation with picket gates providing access to the detached garage, summer room and large Indian stone patio area. Further cold water tap and complimentary lighting leading to the garage at the rear. The back garden is spacious by design, lawned garden with raised borders and patio ideal for the hardstanding of garden furniture.

##### Garage

17'3" x 7'5" (5.27m x 2.28m)

Accessed through a remote control roller-shutter door with eaves storage, light and power.

##### South Facing Summer Room

16'8" x 6'11" (5.09m x 2.11m)

An excellent versatile space which was formerly one of the garages, currently utilised as an office and entertaining space, comprises a most sociable area with solid oak flooring, bi-folding doors, lighting, power, Wi-Fi from the house and Bi-fold doors onto an Indian stone patio.

##### Tenure

Leasehold with a Term of 999 years with 969 remaining.  
Ground rent charge £110 per annum

##### Council Tax

Tax Band 'F' £3,287.49 (2025/2026)

##### 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 4QY

##### 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.

