

# Badswell Lane, Appleton



4 Bedrooms



1 Bathrooms



2 Receptions

£425,000



# Description

This substantial Grade II listed property, built in the 1690s, is situated in the heart of the thriving village of Appleton.

Bursting with character and period features, it offers an exciting opportunity for those looking to undertake a full renovation project.

The ground floor boasts two generous reception rooms, a potential kitchen space with running water and a room suited for a bathroom.

The first floor comprises two double bedrooms and a versatile space that could serve as a bathroom or additional storage.

The top floor, accessed by two separate staircases, offers two further double rooms, each with its own unique charm.

One of the standout features of this property is its incredibly private, substantial L-shaped garden, which offers access from a private gravel driveway at the rear. This space provides ample parking and the potential for additional vehicle storage.

While the property requires significant work, it presents a rare opportunity to restore a piece of history and create a truly unique home in a sought-after location.

Please contact us if you have any questions or would like to arrange a viewing.



- Grade II Listed Property
- Building Survey Report Available
- Large L Shaped Garden

- Substantial Refurbishment Needed
- Planning Permission for Internal Layout Alterations & a Link Extension

# Additional Information

## EPC

The current EPC rating for this property is G. Please contact us if you require a copy of the full EPC.

## Council Tax

The Property is in council tax band E.

## Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

## Handling Agent

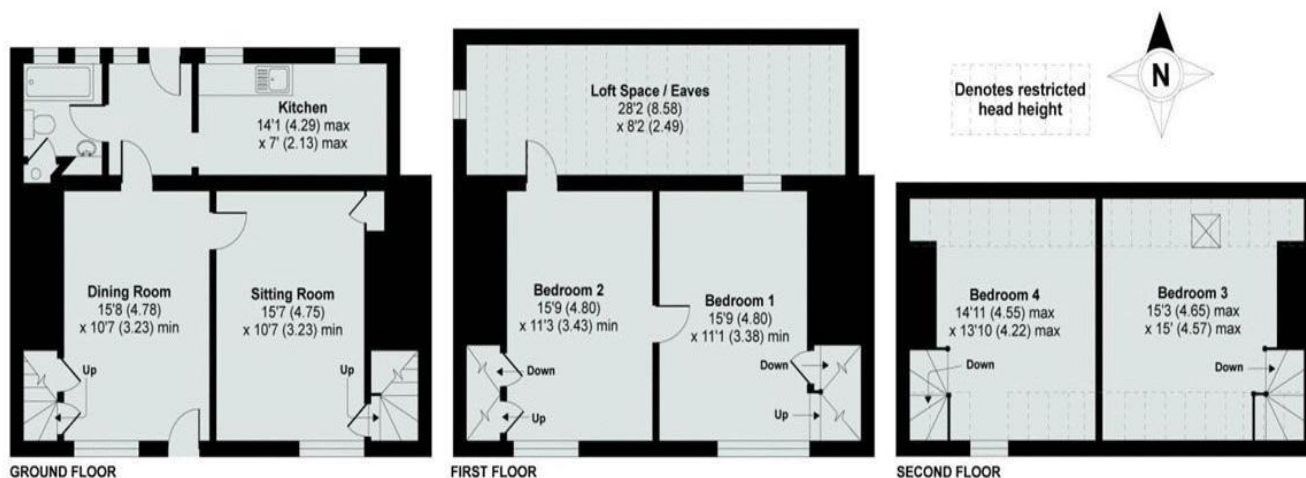
Alistair Redhouse is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Alistair directly on the details on the next page and he will be happy to help.

## Opening Hours

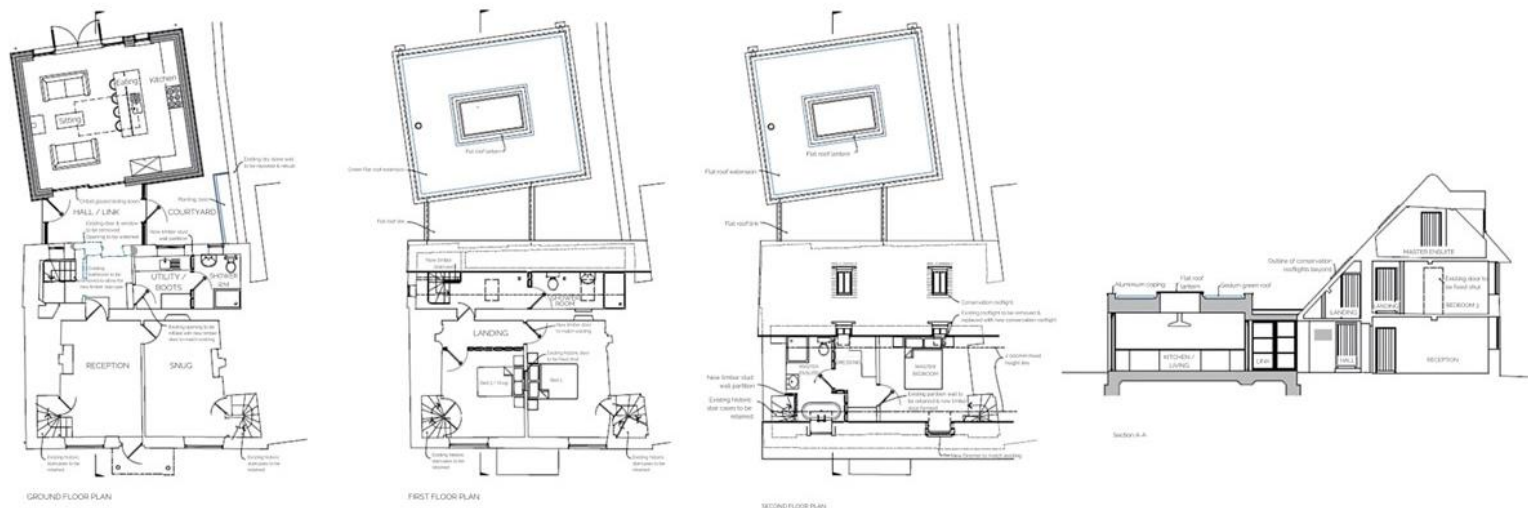
The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.

# Floorplan

APPROX. GROSS INTERNAL FLOOR AREA 1241 SQ FT 115.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



# Approved Plans



*Alistair Redhouse*

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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

However, it may be necessary, and rights are reserved to make changes to the appearance, layout and specification at any time without formal notice. Dimensions are approximate. This brochure and statements contained therein do not form any part of an offer or contract.