



- Detached Charming & Character 4 Bedroomed Farmhouse dating back to 1720's
- 2 Bedroomed Separate Annexe
- Amazing 60ft - Entertainment Barn
- Viewing Essential
- Situated within grounds of approx half an acre
- Self Contained Gym with shower facilities
- Versatile Accommodation
- Stunning Views

Offers In The Region Of £1,500,000



A detached Farm House which consists of four bedrooms and two bathrooms, which is bursting with character and charm dating back to the 1720's .It offers flexible living accommodation, sitting within a private and mature plot with stunning views, approaching over half of an acre, with a self contained two bedroomed annexe, a personal gym with en suite shower and an incredible entertaining barn..

The Farmhouse itself is a beautiful period detached home which has been developed over the years to form a lovely family home, with great character and highly flexible accommodation. The accommodation is set over the two floors and totals to nearly 205 Square Mtrs, (2200 sq ft)

This a rare opportunity to acquire a superb property, upon a wonderful mature plot with stunning views yet within easy walking distance to the village and well located for exceptional schools.

Viewing is essential to appreciate the versatile accommodation on offer.

Porchway

Lounge

21'4 x 14'9 (6.50m x 4.50m)

Sitting Room

21'4 x 14'9 (6.50m x 4.50m)

Dining Room

17'1 x 14'9 (5.21m x 4.50m)

Utility

Cloakroom

Bedroom 1

21'4 x 14'9 (6.50m x 4.50m)

Bedroom 2

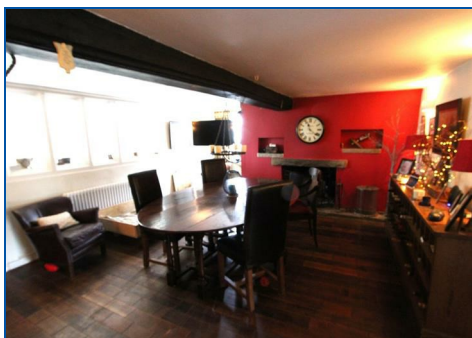
14'9 x 14'9 (4.50m x 4.50m)

Bedroom 3

17'1 x 14'9 (5.21m x 4.50m)

Bedroom 4

8'2 x 6'7 (2.49m x 2.01m)





En Suite

Family Bathroom

Tenure

Freehold

Viewings

Strictly via The Agents Ridgeway Residential Estate Agents



Council Tax

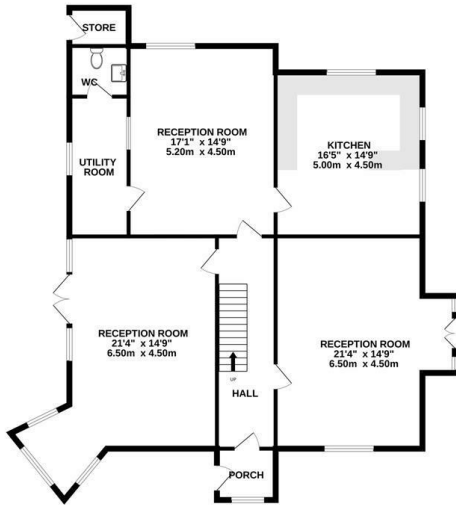
Payable to Warrington Borough Council

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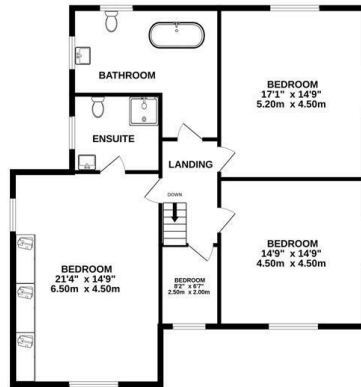
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GROUND FLOOR



1ST FLOOR



ANNEX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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