



- **Historical Charm:** Beautiful period farmhouse with a rich history, meticulously developed to create a wonderful family home with distinctive character.
- **Self-Contained Annexe:** Includes two bedrooms, ideal for guests, extended family, or as a rental opportunity.
- **Entertaining Barn:** An incredible barn space perfect for hosting gatherings, events, or simply enjoying leisurely activities.
- **Prime Location:** Situated within easy walking distance to the village and well-positioned for exceptional schools, combining rural charm with practical convenience.
- **Spacious Accommodation:** The property boasts nearly 205 square meters (2200 sq ft) of living space across two floors, offering a versatile layout that adapts to various needs.
- **Personal Gym with En Suite Shower:** A dedicated fitness space featuring an en suite shower, enhancing convenience and privacy.
- **Mature Plot:** Over half an acre of beautifully maintained grounds with breathtaking views, offering tranquility and privacy.

Offers In The Region Of £1,500,000



Unique Detached Farmhouse with Annexe, Gym, and Entertaining Barn

Step back in time with this enchanting detached farmhouse, dating back to the 1720s. Brimming with character and charm, this exceptional property offers a flexible living arrangement set within a private and mature plot of over half an acre, complete with stunning views.

This is a rare opportunity to acquire a superb property that harmoniously blends historical charm with modern amenities, set in a stunning location. Viewing is essential to fully appreciate the versatile accommodation and the overall appeal of this unique home.

Don't miss out on this extraordinary property—schedule your viewing today!

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

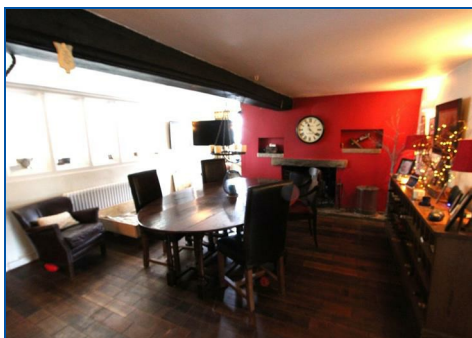
8'2 x 6'7 (2.49m x 2.01m)

En Suite

Family Bathroom

Tenure

Freehold





Viewings

Strictly via The Agents Ridgeway Residential Estate Agents

Council Tax

Payable to Warrington Borough Council Band E

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY

RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

Information

Water Mains Supply
Electricity Mains Supply
Gas Mains Supply

Sewerage Mains Supply

Central Heating Gas

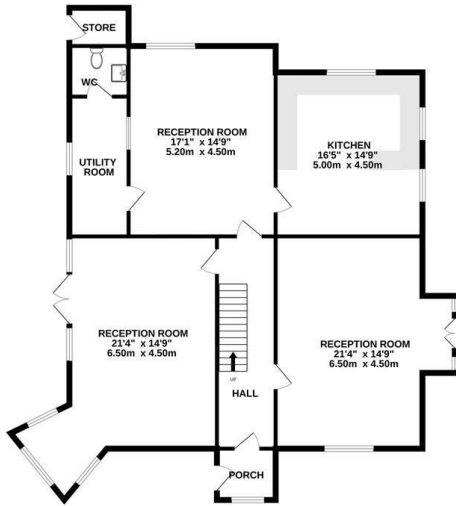
Internet connection
Cable

Internet Speed 10 MBPS - 1139MBPS

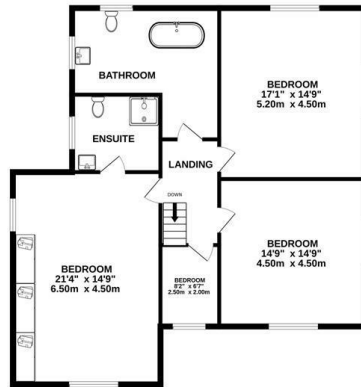
Mobile Coverage
EE Average
Vodafone Average
Three Average
02 Good



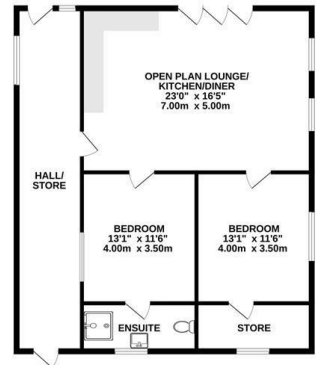
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		