



**GASCOIGNE  
HALMAN**

HATTON COTTAGE, WARRINGTON ROAD, HATTON,  
CHESHIRE

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THE AREAS LEADING ESTATE AGENT





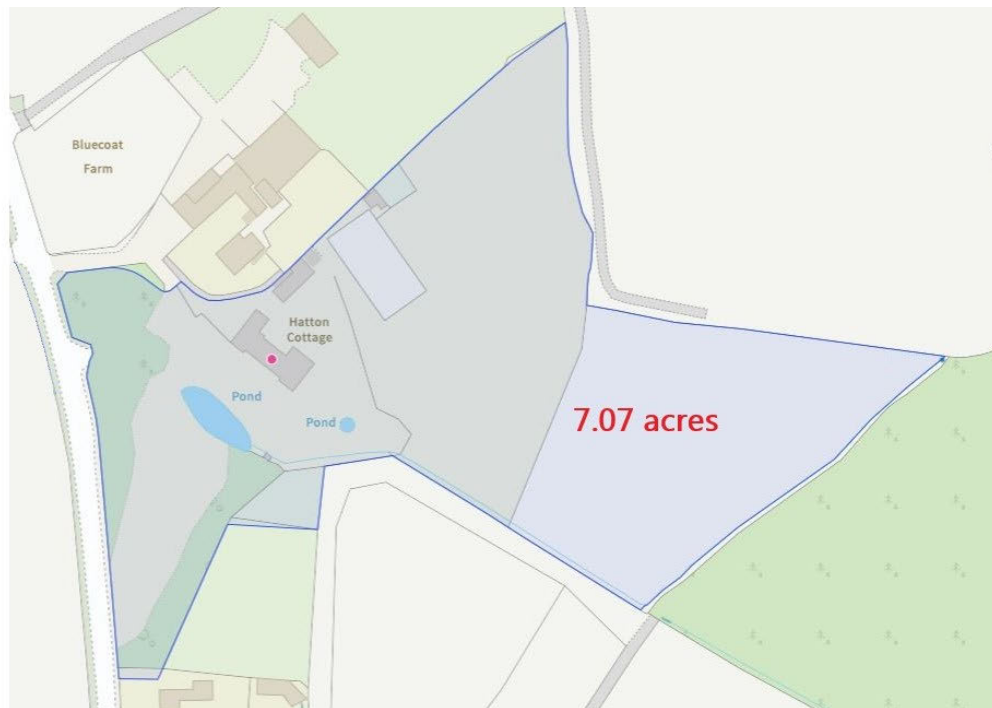
## HATTON COTTAGE, WARRINGTON ROAD, HATTON, CHESHIRE

Set in over 7 acres of private, mature grounds, Hatton Cottage offers an exceptional rural haven on the fringe of the small hamlet of Hatton. The property enjoys a peaceful position yet sits within easy reach of Stockton Heath and Warrington, with swift access to the M56 and M6 placing Manchester, Chester, and Liverpool well within commuting distance. A popular village pub lies only a short walk away.

The property comprises a large period house together with an attached coach house, offering extensive ancillary accommodation and significant scope for reconfiguration. The coach house currently provides substantial ground-floor garaging and a self-contained one-bedroom apartment above, making it suitable for guests, relatives, staff, or those seeking independent living alongside the main home.

The principal house is arranged over three levels. Entry at ground level leads to a series of spacious living areas, including two sizeable reception rooms and an expansive open-plan kitchen and family room. This open plan room incorporates a generous dining kitchen fitted with an Aga and ample storage, alongside an informal family sitting area warmed by a wood-burning stove. A large boot room/porch, utility room and WC adjoin the kitchen, with an additional WC accessed from the dining hall. Those looking to enlarge the ground-floor footprint could do so by integrating the adjacent coach house accommodation.





Grand period home set in over 7 acres

Flexible coach house with self-contained annex

Spacious open-plan kitchen with Aga

Large principal suite with dual-aspect views

Two paddocks and on-site stabling

Mature gardens with feature pond

Garaging for up to five vehicles

Easy access to M56, M6 and major cities



Upstairs, the landing provides access to five bedrooms with views across the gardens. The principal bedroom includes a large shower/dressing area, a further dressing room and its own bathroom. The remaining bedrooms are all well-sized; one is currently arranged as a study and the guest room benefits from a dramatic vaulted, beamed ceiling and an en-suite shower room. From the landing, a staircase rises to two versatile attic rooms.

The outdoor setting is a particular highlight. Two enclosed paddocks and on-site stabling make the property especially appealing to equestrian buyers. The formal gardens are extensive, featuring sweeping lawns, established trees and a pond positioned in front of the house. Additional garaging for multiple vehicles - up to five in total - is provided, along with a floodlit astroturf tennis court which now requires resurfacing.

Hatton Cottage presents a rare opportunity: a substantial period home with flexible ancillary accommodation, far-reaching potential for modernisation, and a wonderfully private landscape in a highly accessible Cheshire location.











## LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

## DIRECTIONS

SatNav: WA4 5NY

## TENURE

Freehold

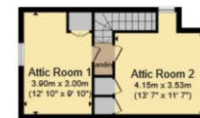
## LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band H





Ground Floor



Second Floor



First Floor



Outbuilding

Total floor area 762.6 sq.m. (8,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		





**STOCKTON HEATH OFFICE**

01925 860 400

stocktonheath@gascoignealman.co.uk  
29 Walton Road, Stockton Heath, WA4 6NJ

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