



**GASCOIGNE
HALMAN**

5 STUD FARM COTTAGES, LUMB BROOK ROAD,
APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



5 STUD FARM COTTAGES, LUMB BROOK ROAD, APPLETON, WARRINGTON

A beautifully presented barn conversion situated within an attractive gated courtyard, surrounded by open Cheshire countryside and offering an exceptional combination of character and modern living. This immaculate home extends to approximately 1,024 sq ft of accommodation, with a further 263 sq ft double garage, and is ideal for those seeking a peaceful semi-rural setting without compromising on convenience.

Approached through secure electric gates, the property forms part of an attractive collection of converted former farm buildings, with a charming communal courtyard creating an impressive first impression. The surrounding countryside provides a wonderful backdrop, with far-reaching rural views and a sense of space rarely found with a property of this type. The accommodation itself has been refurbished to an exceptionally high standard and combines original character features with contemporary finishes. The entrance hall features attractive herringbone-style flooring, staircase rising to the first floor and understairs storage, with a useful ground floor WC positioned off the hallway. The living room is an excellent size and provides a comfortable and versatile reception space, with ceiling spot-lighting and a large window and double doors overlooking the courtyard. The room retains the character expected of a barn conversion while offering a bright and contemporary living environment. To the opposite side of the hallway is the impressive dining kitchen, fitted with a range of stylish dark cabinetry complemented by contrasting light work surfaces. Integrated appliances include a two ovens, hob, extractor, washing machine, dishwasher and microwave, with space for a large American-style fridge freezer. A traditional Belfast-style sink sits beneath the window, while the generous floor area provides ample room for a substantial dining table, making this a particularly sociable part of the home.





To the first floor, the landing provides access to two excellent double bedrooms and the family bathroom along with fitted storage wardrobes. Both bedrooms are well proportioned, with the principal bedroom measuring approximately 14'2" x 11'3" and benefiting from exposed timber beams which further enhance the property's character. The second bedroom is similarly generous at approximately 14'2" x 12'11". The contemporary family bathroom is finished with attractive full-height tiling and comprises a WC, wash hand basin and large walk-in shower enclosure with both overhead rainfall and handheld shower fittings. Externally, the property enjoys the considerable advantage of being situated within a secure gated courtyard, providing extensive communal parking and an attractive setting. The property also benefits from a substantial double garage, offering excellent secure parking and storage. The surrounding setting is a particular highlight, with the development sitting amongst beautiful open countryside and mature greenery, providing a peaceful rural atmosphere and attractive views in every direction. Despite the tranquil setting, the property remains well placed for access to the surrounding towns, villages and wider road network. In summary, this is a truly impressive barn conversion offering immaculate, ready-to-move-into accommodation, excellent proportions, secure gated parking, a substantial double garage and an enviable countryside setting. Properties combining this level of presentation, character and location are rarely available and an early viewing is highly recommended.

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 3HL

TENURE

Leasehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

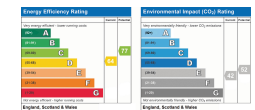
5 STUD FARM COTTAGES - FLOOR PLAN



TOTAL: 1287 sq. ft, 120m²
 Ground floor: 512 sq. ft, 48 m², 1st floor: 512 sq. ft, 48 m²
 GARAGE: 263 sq. ft, 24 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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