



Poultry Farm, Stone Pit Lane

Croft



Miller Metcalfe
PRESTIGE

SINCE 1891

AN IMMACULATLY-PRESENTED DETACHED TRUE BUNGALOW, SITUATED ON A TRANQUIL AND RURAL 2/3 ACRE PLOT, IDEALLY PLACED FOR MOTORWAY ACCESS

This exceptional detached true bungalow has been modernised to the highest standard throughout and is set on a generous plot of approximately 2/3 of an acre. Nestled in a peaceful, rural location, it also offers excellent access to the motorway network, combining tranquillity with convenience.

A generous entrance hallway welcomes you into the home, featuring Tedd Todd wooden flooring, partial wooden panelling to the walls, and a useful storage cupboard. This versatile space would also lend itself well as a study area if required.

At the heart of the home lies a striking open-plan kitchen, dining, and sitting area. The kitchen is fitted with neutral-toned shaker-style wall and base units and a large central island housing an induction hob. Integrated appliances include two double ovens, one steamer/grill oven and one combination microwave/grill, dishwasher, full-height fridge, freezer, and a Quooker cube, supplying still, sparkling, cool, and boiling water. A practical pantry cupboard completes this exceptional space.



The sitting area is a standout feature, with a vaulted ceiling, exposed oak beams, and a media wall with integrated storage. Light floods the room via side windows, two skylights, and aluminium-framed sliding doors leading into the garden. A black framed glass door connects the kitchen to a utility room, offering space for a washing machine and tumble dryer.

The main lounge is a welcoming and comfortable space, featuring a DEFRA-approved Chesneys log burner set within a limestone fireplace surround, Amtico flooring, dual-aspect windows, and decorative ceiling coving.

Accommodation comprises four generous double bedrooms, with the principal bedroom benefitting from two sets of fitted wardrobes and a luxurious en suite with freestanding bath, vanity hand basin, WC, and tiled walls and floor with underfloor heating. The contemporary family bathroom serves the remaining bedrooms and includes a walk-in shower, Porcelanosa vanity hand basin and WC, and underfloor heating.

Externally, the property is accessed via a gated gravel driveway at the front, with an additional tarmac driveway to the side providing a second gated entry. The expansive gardens offer privacy and a sense of seclusion, with a large lawn, mature shrub borders, and two patio areas—one adjacent to the property and another at the rear of the garden. A brick-built detached outbuilding provides a versatile space, currently arranged as an office and double garage with two doors, and could easily be converted into an annex or multi-functional living area if desired.

This truly one-of-a-kind bungalow combines modern luxury, exceptional attention to detail, and a serene rural setting, making it a unique opportunity for those seeking a stunning, accessible, and versatile home.

Entrance Hallway & Lounge

The spacious reception hallway really sets the tone for the high standard of presentation which is showcased throughout the property, finished with elegant Tedd Todd wooden flooring, tasteful partial wall panelling and a convenient storage cupboard, which could also lend itself to use as a guest WC, if so required. The size and layout of the hallway also make it ideal for use as a study or reading area.

The main lounge offers a warm and inviting retreat, centred around a DEFRA-approved log burner set within a Chesneys surround. Dual-aspect windows, decorative coving and Amtico flooring create a peaceful and refined, yet comfortable atmosphere.





Open-Plan Kitchen, Dining & Sitting Room And Utility Room

The impressive open-plan living space forms the social hub of the home. The kitchen features timeless shaker-style cabinetry in neutral tones, complemented by a substantial island incorporating an induction hob. A full suite of integrated appliances includes twin double ovens, one steamer/grill oven and one combination microwave/grill, dishwasher, tall fridge and freezer, along with a Quooker cube tap delivering boiling, chilled still and sparkling water. A pantry cupboard provides additional storage and caters perfectly for modern-day needs.

The sitting and dining area enjoys a vaulted ceiling with beautiful exposed oak beams and a bespoke media wall with integrated cabinetry. Natural light fills the space through side windows, skylights, and contemporary black aluminium-framed double doors that open to the rear patio area. A further black-framed glass door leads to the utility room, which offers dedicated space for laundry appliances and further storage.









Bedrooms & Bathrooms

The property offers four well-proportioned double bedrooms. The principal suite is particularly impressive, benefitting from two sets of fitted wardrobes and a high-specification en suite complete with a striking freestanding bath, vanity basin, WC and fully tiled surfaces with underfloor heating.

A contemporary family bathroom serves the additional bedrooms and features a walk-in shower, Porcelanosa vanity basin and WC, along with underfloor heating for added comfort.











External Areas

The home enjoys a generous plot of roughly two-thirds of an acre and is approached via a gated gravel drive, with a further tarmac driveway and second gated access to the side. The extensive grounds provide an excellent level of privacy, offering a large lawn, mature planting, and two patio terraces; one positioned directly beside the house and the other set to the rear of the garden for evening relaxation. A brick-built detached outbuilding offers superb versatility, currently arranged as a double garage with two separate vehicle access doors and an office area. This space presents exciting potential for conversion into an annex or alternative use, subject to requirement.



Additional Information

All windows are Residence 7, as are french doors in master bedroom

Tenure:- Freehold

Local Authority:-Warrington

Council Tax Band:- F

Annual Price:- Approximately £3,295 per annum

Flood Risk:- Very low

Mobile coverage:-

EE

Vodafone

Three

O2

Broadband:-

Basic: 3 Mbps

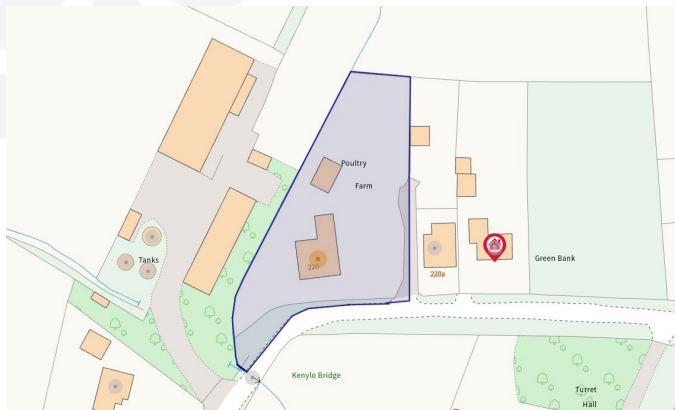
Superfast: 80 Mbps

Satellite / Fibre TV Availability:-

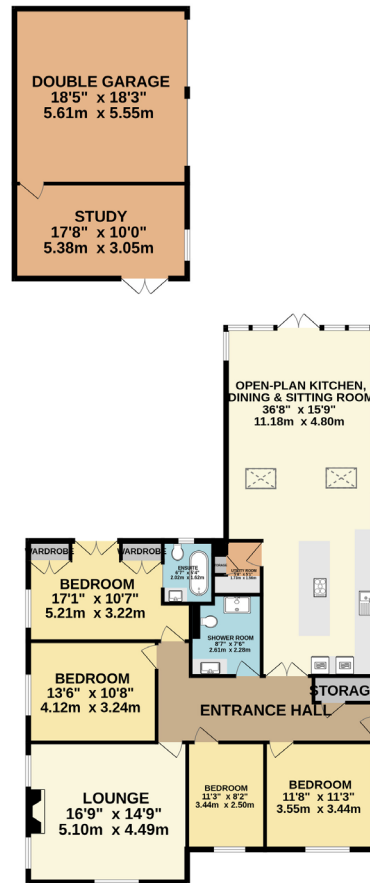
BT

Sky

EPC Rating - D



GROUND FLOOR
2106 sq.ft. (195.7 sq.m.) approx.



TOTAL FLOOR AREA: 2106 sq.ft. (195.7 sq.m.) approx.

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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