



Culcheth Hall Farm Barns

Withington Avenue



Miller Metcalfe
PRESTIGE

SINCE 1891

Set within a prestigious gated development, this striking, extended end-townhouse offers a rare combination of character, space and modern luxury, all in an exceptional location within easy walking distance of Culcheth High School and within less than a mile of Culcheth village amenities.

One of the home's standout features is its enviable position, backing directly onto open farmland, providing uninterrupted countryside views, a true sense of privacy and a peaceful backdrop.

Inside, the property immediately impresses with a bright and welcoming reception hallway, finished with a striking glass balustrade staircase that sets the tone for the rest of the home. A practical utility room with fitted units and space for laundry appliances sits just off the hallway and provides access to a convenient guest WC.

At the heart of this beautiful home is a truly impressive open-plan living space arranged in a 'U'-shape, designed for both everyday family life and entertaining on a larger scale. The kitchen is fitted with a sleek range of wall and base units set around a substantial central dining island, with gas hob and extractor above. High-specification integrated appliances include a coffee machine, full-height fridge and freezer, two ovens, microwave and dishwasher, ensuring both style and functionality.

This space flows seamlessly into the dining and living areas, where a dramatic exposed brick feature wall and inset log-burner style electric fire create a warm focal point. Above, a mezzanine level with glass balustrade overlooks the space, enhancing the sense of openness and architectural interest. Floor-to-ceiling glazing and two sets of double doors flood the ground floor with natural light and open directly onto the rear garden, while tiled flooring with underfloor heating runs throughout the ground floor for year-round comfort.



To the first floor, the accommodation continues to impress. The principal bedroom offers a peaceful retreat, complete with a dressing area, with fitted wardrobes and a stylish en suite bathroom featuring a bath, separate shower, WC and hand basin, all finished with tiled flooring and underfloor heating. Oak flooring and panoramic views over the surrounding fields further elevate the space.

A second bedroom on this level enjoys a vaulted ceiling with exposed beams and brickwork, adding real character, while the third room offers superb flexibility as a bedroom or home office with underfloor heating, complete with its own en suite shower room and dual-aspect countryside views.

The second floor provides two further generously sized bedrooms, both with vaulted ceilings and exposed beams, along with a well-appointed family bathroom fitted with bath, WC and hand basin.

Externally, this delightful family home is fronted by a lawned area and block-paved driveway, with additional drive leading to a single garage, providing parking for three vehicles as well as an electric car charging point. Additional visitor parking is available within the development.

The rear garden is a particular highlight, offering a generous and private outdoor space with planted borders and uninterrupted views across open countryside. A gated access leads directly to a communal wildflower meadow area at the side, reserved exclusively for residents and providing a beautiful natural extension of the garden.

Entrance Hall, Utility & Guest WC

This striking family home is entered via a bright and welcoming entrance hallway featuring a striking glass balustrade staircase. A useful utility room, accessed from the hallway, is fitted with units and provides space for a washing machine and tumble dryer. A separate guest WC with hand basin is accessed from the utility room.

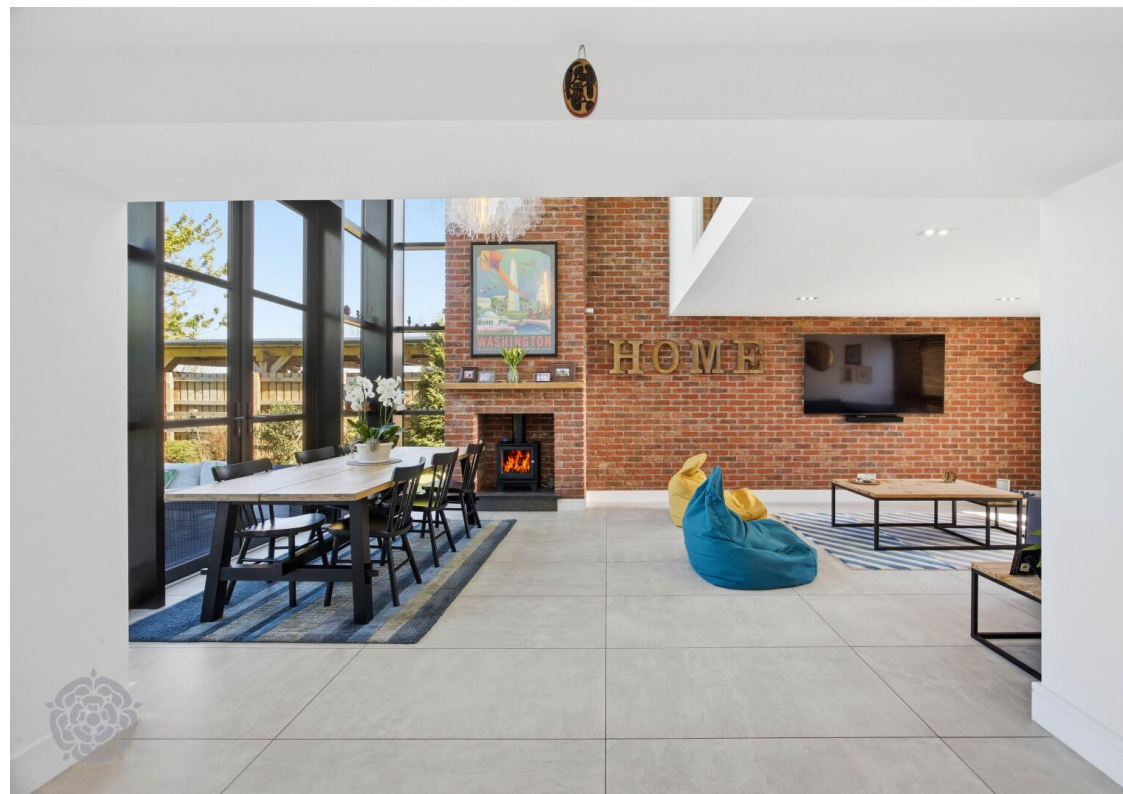




Open-Plan Living Room, Dining Area & Kitchen

The heart of this home is a superb open-plan 'U'-shaped living space, designed for both everyday living and entertaining. The kitchen is fitted with a range of stylish wall and base units and includes a generous central island with inset gas hob and extractor above. Additional high-specification integrated appliances include a coffee machine, full-height fridge and freezer, two ovens, microwave and dishwasher.

The kitchen flows seamlessly into the dining and living areas, where an exposed brick feature wall with an inset log-burner style electric fire creates a focal point. Above, a mezzanine level with glass balustrade adds architectural interest and enhances the sense of space. Floor-to-ceiling glazing and two sets of doors allow natural light to flood the space and provide direct access to the rear garden. The ground floor also benefits from tiled flooring with underfloor heating.









First Floor

The first floor offers well-proportioned and flexible accommodation. The principal bedroom includes a dressing area with fitted wardrobes and a stylish en suite bathroom with bath, separate shower, WC and hand basin, finished with tiled flooring with underfloor heating. Oak flooring and open views over farmland to the rear further enhance this bedroom.

A second bedroom features a vaulted ceiling, with exposed beams and brickwork adding character. A further room offers flexibility as a bedroom or study and includes its own en suite shower room, along with dual-aspect windows and countryside views to the rear.







Second Floor

The second floor comprises two additional bedrooms, both with vaulted ceilings and exposed beams, creating a strong sense of character and space. These rooms are served by a well-appointed bathroom fitted with a bath, WC and hand basin.

External Areas

Externally, the property features a lawned frontage and a block-paved driveway and a single garage, providing off-road parking for three vehicles along with an electric car charging point. Visitor parking is also available within the development.

To the rear, the property enjoys a generous and private garden with planted borders and uninterrupted views across open countryside. A gate from the rear garden leads to a communal wildflower meadow, exclusively for residents, offering a unique additional outdoor space to enjoy.



Additional Information

Tenure: Leasehold

Lease Start Date: 10 May 2007

Lease End Date: 01 Jan 3003

Lease Term: 999 years from 1 January 2004

Lease Term Remaining: 977 years

Council Tax Band: F

Annual Price:

£3,535

Flood Risk: Very low

Mobile coverage:-

EE

Vodafone

Three

O2

Broadband:-

Basic: 16 Mbps

Superfast: 43 Mbps

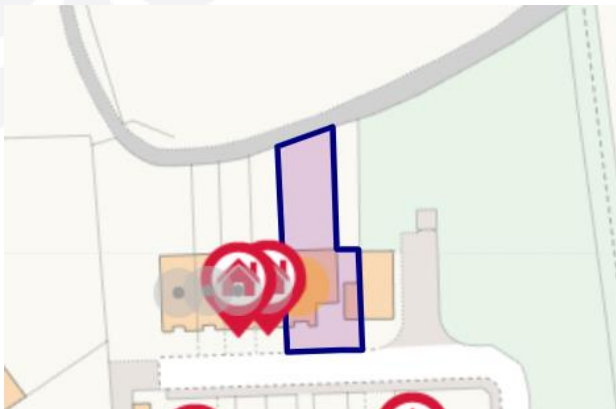
Ultrafast: 10000 Mbps

Satellite / Fibre TV Availability:-

BT

Sky

EPC Rating - To be confirmed





TOTAL: 2735 sq. ft, 255 m2
 GROUND FLOOR: 1278 sq. ft, 119 m2, FIRST FLOOR: 964 sq. ft, 90 m2, SECOND FLOOR: 493 sq. ft, 46 m2
 EXCLUDED AREAS: OPEN TO BELOW: 165 sq. ft, 15 m2, WALLS: 226 sq. ft, 21 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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