



*Holcroft Lane*  
Culcheth, Warrington



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

**OFFERS POTENTIAL FOR UPDATING | APPROXIMATELY TWO ACRE PLOT | EQUESTRIAN POTENTIAL | STUNNING RURAL VIEWS**

Occupying a superb plot of approximately two acres and enjoying far-reaching rural views to both the front and rear, this charming detached brick-built residence dates from 1937 and presents a rare opportunity to acquire a characterful family home with significant scope for updating and enhancement. Offering the perfect balance of countryside living and everyday convenience, the property is ideally positioned for access to local schools, amenities and transport links and benefits from extensive grounds, useful outbuildings and excellent equestrian potential.

Having been well maintained over the years, the property retains much of its original character and charm, including attractive stained-glass window panels and picture rails, whilst offering purchasers the opportunity to modernise and create a bespoke home tailored to their individual requirements.

The accommodation is entered via an entrance porch leading into a welcoming reception hallway. The principal lounge is a delightful reception room featuring a gas fire, stained-glass panel windows and an attractive archway opening through to the dining room, creating an excellent flow for both family living and entertaining.

The dining room enjoys direct access to the conservatory/garden room, which is flooded with natural light and provides delightful views across the gardens and surrounding countryside. A sliding door opens directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The separate kitchen is fitted with a range of wall and base units, incorporating a traditional Belfast sink and providing space for a variety of appliances. A further reception room enjoys attractive views over the side garden and offers excellent versatility as a sitting room, playroom, home office or potential fourth bedroom, making the property adaptable to a wide range of lifestyle requirements. Completing the ground floor accommodation is a recently updated shower room featuring a walk-in shower, vanity wash hand basin and WC.

To the first floor are three well-proportioned double bedrooms together with the family bathroom, comprising a bath, pedestal wash hand basin, WC and airing cupboard. The flexible layout allows for up to four bedrooms in total, appealing to growing families, multi-generational living or those seeking additional guest accommodation.

Externally, the property is approached via a long gated gravel driveway providing ample parking for numerous vehicles and leading to a tarmac turning area in front of the garages and outbuildings. The established front garden extends around the side of the property and is bordered by mature planting, creating privacy and an attractive setting.

A particular feature of the property is its extensive grounds. To the rear lies a substantial lawned garden with established planted borders, beyond which is a field with direct gated access from behind the garages. The land offers excellent potential for equestrian use, providing ideal on-site grazing for horses and making the property particularly appealing to those seeking a smallholding or countryside lifestyle.



## Entrance Hallway & Ground Floor Shower Room

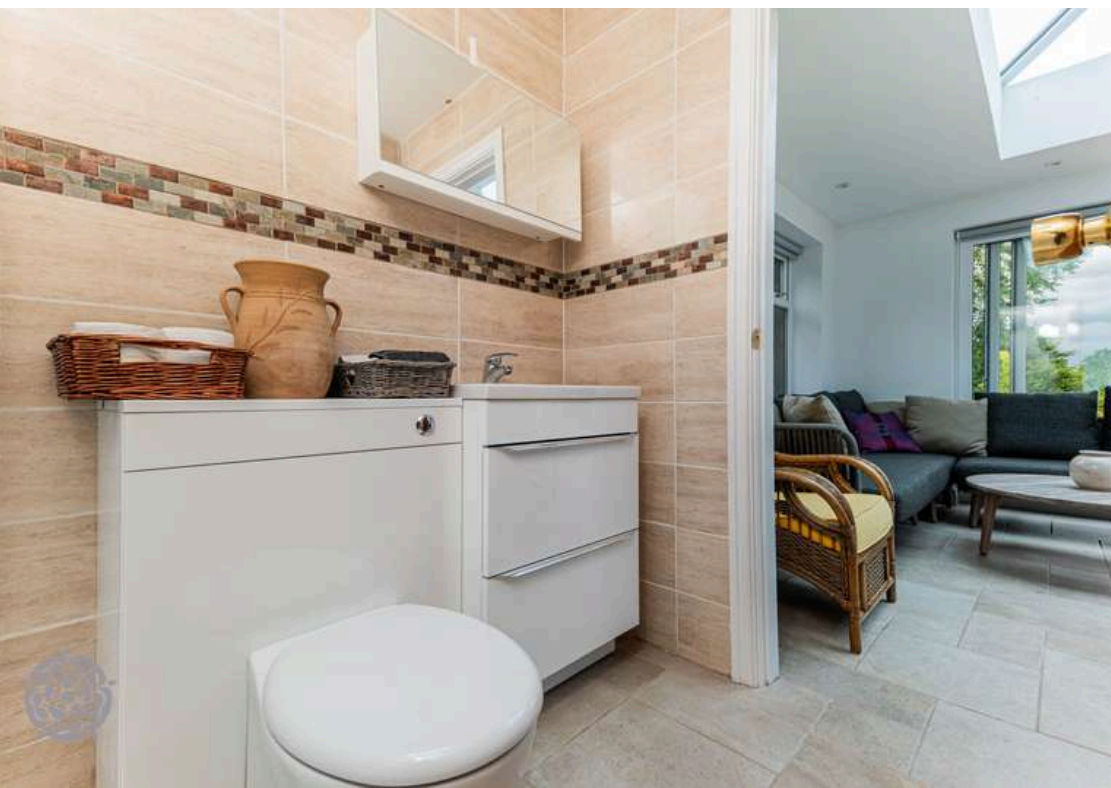
The property is entered via an enclosed porch which opens into a central reception hallway, setting the tone for the accommodation beyond. Character features evident throughout the home include decorative picture rails and eye-catching, stained-glass window detailing, reflecting the property's 1930's heritage. Positioned to the rear of the ground floor and accessed via the garden room is a recently refurbished shower room, fitted with a contemporary walk-in shower, vanity wash basin and WC, providing practical facilities for family living and guests alike.



## Reception Rooms

The principal reception room comprises of a spacious lounge centred around a gas fireplace, creating an attractive focal point. A bay window adds further character, while an open archway leads through to the dining room, creating a sociable arrangement ideal for both everyday living and entertaining. Beyond the dining room is a generous garden room/orangery, an impressive addition designed to maximise the surrounding views. A lantern-style roof allows natural light to pour into the space, while direct access to the garden enhances the connection between the house and its beautiful outdoor setting. A second reception room enjoys pleasant views across the side gardens and offers excellent versatility. Depending on individual requirements, this room could function as a family room, home office, playroom or ground-floor bedroom, providing flexibility for buyers seeking additional accommodation.



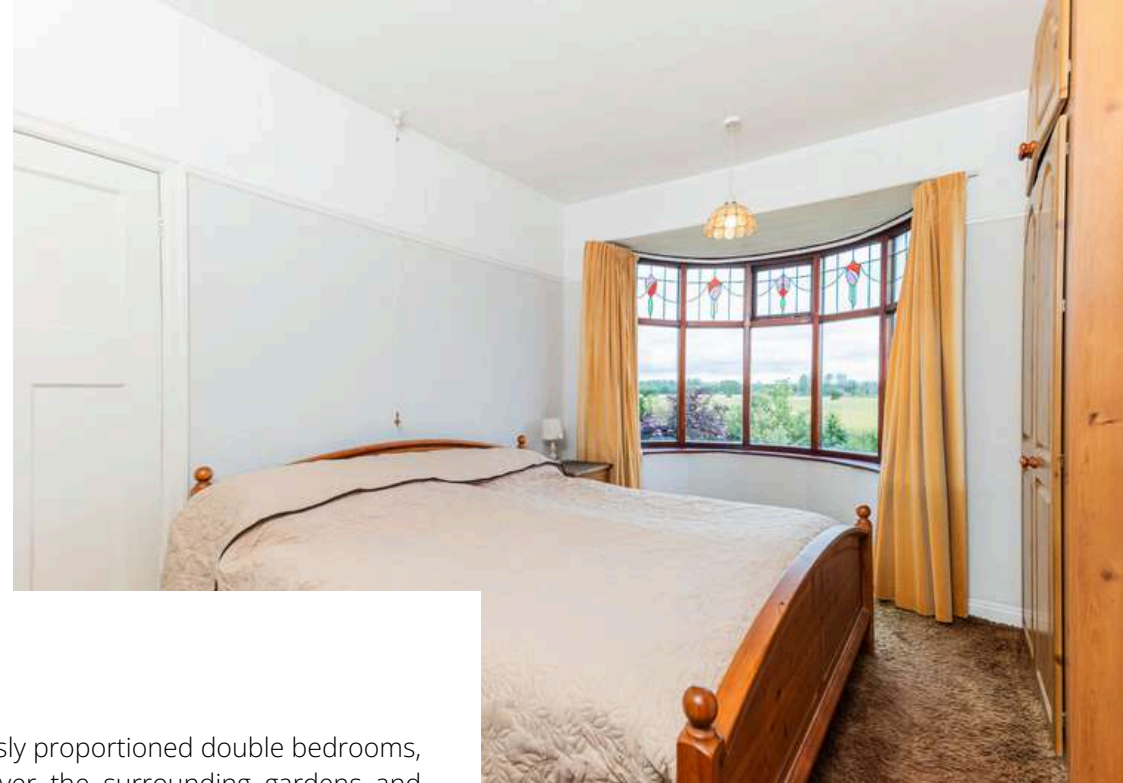




## *Kitchen*

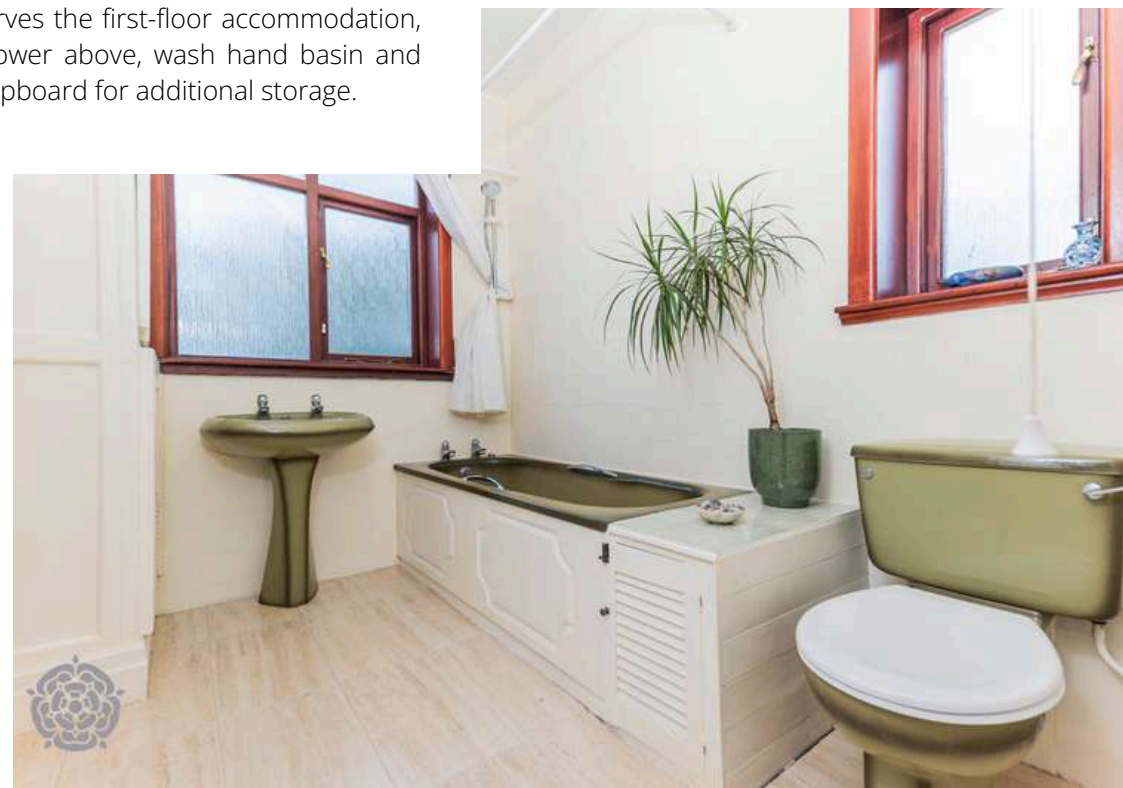
The kitchen is fitted with a range of traditional wall and base units and features a classic Belfast sink, with ample space for appliances, and the room offers excellent potential for updating and redesigning to suit modern lifestyles and tastes. A door provides external access from the kitchen to the driveway at the side of the property.





## *First Floor*

To the first floor are three generously proportioned double bedrooms, each enjoying pleasant aspects over the surrounding gardens and countryside. A family bathroom serves the first-floor accommodation, fitted with a bath with electric shower above, wash hand basin and WC, together with a useful airing cupboard for additional storage.





## *Outbuildings*

A significant advantage of the property is the range of useful outbuildings included within the grounds. These comprise of a double garage, attached to a former stable/outbuilding, providing extensive storage and/or workshop space. Subject to any necessary permissions, the buildings may also offer scope for alternative uses, including ancillary accommodation, a home office, hobby space, a gym, or the reinstatement of equestrian facilities.

## *Gardens & Land*

Set within approximately two acres, the property occupies an enviable rural position with open views extending across the surrounding countryside from both the front and rear. The home is approached via a gated gravel driveway, providing extensive off-road parking and leading to a turning area adjacent to the garages and outbuildings. Established gardens which are laid to lawn, surround the property and are complemented by mature trees, shrubs and planting which provide both privacy and seasonal interest. To the rear, a substantial lawn gives way to an adjoining paddock/field, which benefits from separate gated access. The land is particularly suited to those with equestrian interests or anyone seeking a smallholding lifestyle, offering the potential for grazing and a variety of countryside pursuits.

## *Tenure*

Freehold

## *Council Tax*

Local Authority - Warrington

Council Tax Band - F

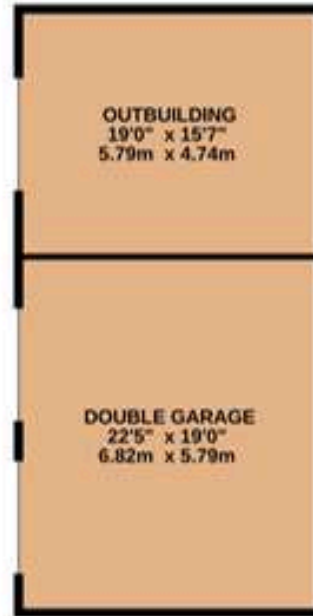
Annual Council Tax Cost - £3,535

## *EPC*

EPC Rating - TBC



GROUND FLOOR  
1729 sq.ft. (160.6 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.5 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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