



Cullen House, Cann Lane South, Appleton Warrington, Cheshire

Impressive Six Bedroom Home • Ideal Family Home • Four Generous Reception Rooms • Four En-Suite Bathrooms • An Integral Annexe • Secure Gated In and Out Driveway • Poistioned in a Highly Desirable Area • Fantastic Plot Size • Modern Open Plan Living • Potential to Develop



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Culleen House is an exceptional home offering complete privacy, situated in one of Warrington's most exclusive addresses and one of the most desirable locations in Appleton. This impressive six-bedroom home provides generous and versatile living accommodation, perfectly suited to modern family life, and is set behind secure gates on a beautifully proportioned and secluded plot, enhancing its sense of prestige, privacy, and tranquillity. The property also benefits from additional land with approved planning permission for a further dwelling, offering exciting potential to extend, develop, or create a separate residence, and presenting a rare opportunity to secure a home with both immediate appeal and significant long-term value.

Accessed via an impressive entrance hallway, the home immediately sets the tone for the quality and scale found throughout. Flowing naturally from this space is the beautifully appointed lounge, featuring floor-to-ceiling windows that flood the room with natural light and create an elegant setting in which to relax and unwind.



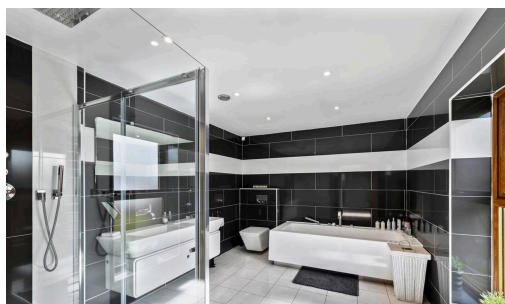
To the rear lies the true heart of the home, a stunning open-plan kitchen and dining area, thoughtfully designed with contemporary fitted cabinetry and complemented by a range of high-quality integrated appliances. A striking central island provides breakfast seating, while the adjoining dining space enjoys an abundance of natural light, creating a warm and welcoming environment ideal for both everyday living and entertaining. Currently arranged as a playroom overlooking the garden, this additional space offers excellent flexibility and can easily be adapted to suit individual requirements.

Off the kitchen, there is a separate preparation kitchen/utility room, providing added convenience with additional appliances and practical storage solutions. At the front of the property, a separate family room offers another inviting living space, further enhancing the home's versatility and comfort. A conservatory further improves the flow of the ground floor, providing a superb entertaining area with patio doors.



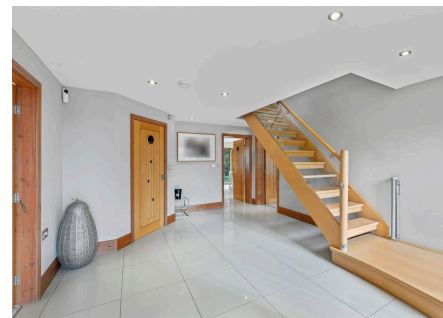
Positioned above the garage, the annexe delivers outstanding flexibility, comprising a spacious sitting area, a well-proportioned bedroom, an en-suite shower room, and the added luxury of a dressing room. This self-contained space is ideal for guests, extended family, or independent living.

To the first floor of the main house, you will find five generously proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and a luxurious en-suite bathroom, complete with both a bath and a separate shower. Bedrooms two and three each feature fitted wardrobes and their own en-suite facilities, offering a high level of comfort and privacy. Bedrooms four and five also include built-in wardrobes and are served by a well-appointed Jack and Jill en-suite, an ideal arrangement for children, providing both practicality and a sense of independence at an early age.



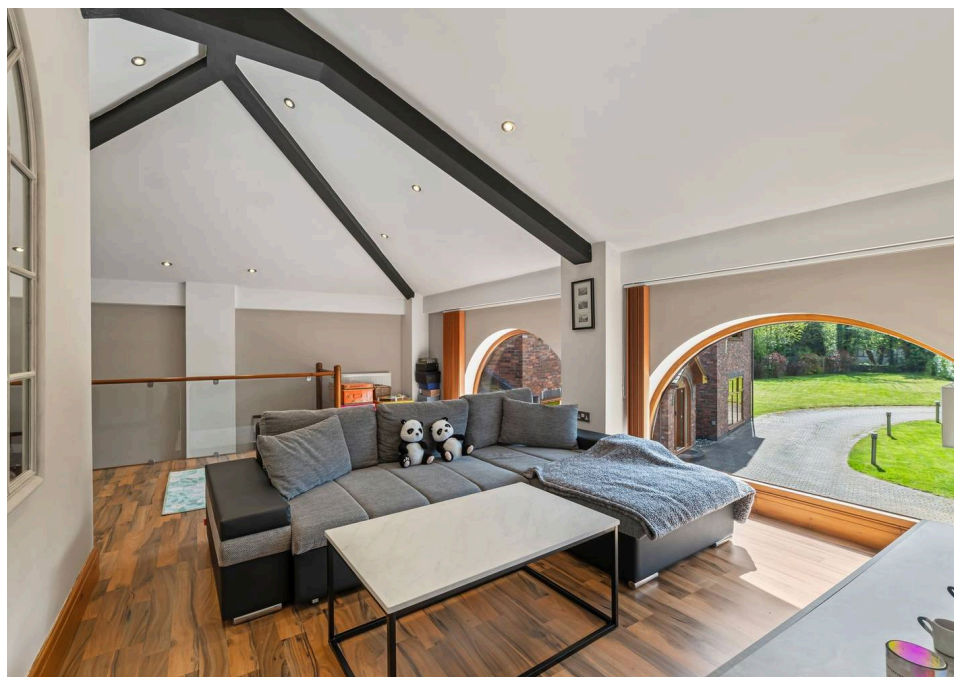
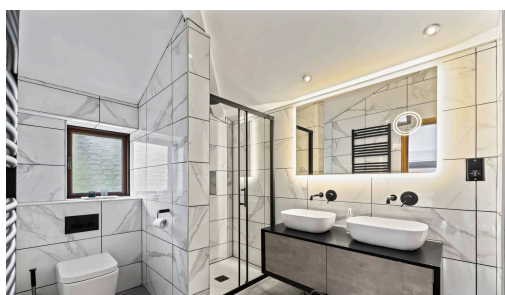
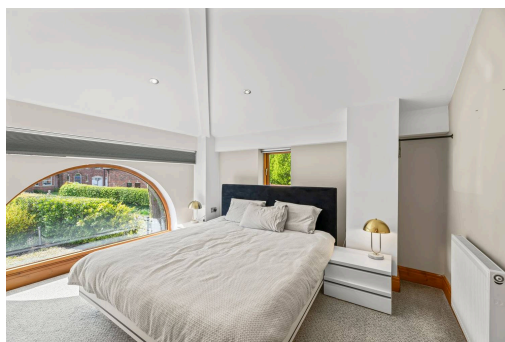
GARDEN

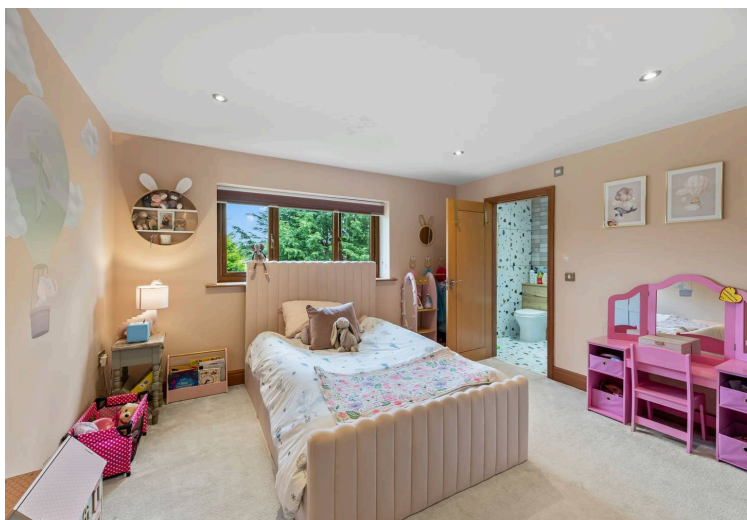
Externally, the property sits on an exceptional-sized plot and is approached via an in-and-out driveway, providing ample parking for multiple vehicles, in addition to further on-street parking for visitors. To the rear, the large garden is mainly laid to lawn and extends the full length of the house, offering a superb sense of space and privacy. A delightful decking area, accessed directly from the conservatory, provides an ideal setting for outdoor entertaining with family and friends during the summer months.



GENERAL INFORMATION

- › Council Tax band: G
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B
- › Location: Appleton, Warrington









Total area: approx. 481.3 sq. metres (5180.9 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under separate negotiation.