



Cross Cottage, Pepper Street, Appleton Thorn Warrington

Beautiful Semi Detached Cottage • Three Generous Bedrooms • New Thatched Roof Two Years Ago • New Solid Wooden Windows and Double Glazed • Spectacular Views • Substantial Additional Land/Garden Areas • Grade Two Listed Building • Stunning Exposed Beams Throughout



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Originally built in 1704, the cottage is steeped in history and character, with a wealth of original features thoughtfully complemented by modern updates. Upon entering, the welcoming hallway immediately sets the traditional tone for the remainder of the home. Throughout the property, stunning exposed beams and original woodwork highlight the rich heritage of the building, creating a warm and inviting atmosphere.

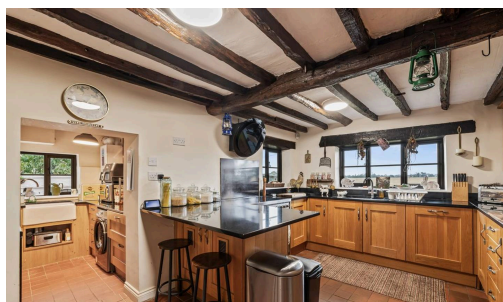
To the front of the property are the spacious lounge and dining room, both offering excellent proportions. The lounge features a gorgeous electric fire, creating a cosy focal point, while the dining room provides an ideal space for entertaining and family gatherings. The kitchen/breakfast room has been thoughtfully arranged to make the most of the spectacular countryside views from the window. The kitchen benefits from a range of built-in appliances, along with a gorgeous breakfast bar, making it a practical and sociable space. From here, there is access to a useful utility room.



Completing the ground floor is a versatile study/Bedroom Three, which can be utilised to suit the needs of the new owners, whether as a home office, guest bedroom or additional living space. This room is conveniently served by a separate shower room, while a further WC completes the downstairs accommodation.

The first floor is accessed via two separate staircases, adding to the unique layout and character of this charming cottage. The staircase from the dining room leads to Bedroom One, a beautifully considered space featuring built-in wardrobes and a newly fitted modern en-suite. The contemporary additions have been carefully introduced without compromising the property's distinctive period features.

Bedroom Two is accessed via the staircase from the hallway and is another generously proportioned room. It is served by the main family bathroom, well equipped with both a bath and a walk-in shower.



GARDEN

The property is complemented by beautifully maintained outdoor spaces, with the front garden offering an attractive and welcoming approach. Mature planting and established shrubbery provide privacy, while the decking area creates a peaceful spot to relax during the warmer months.

A particularly appealing feature is the inclusion of two additional plots of land, offering an exceptional level of outdoor space and versatility. One plot, situated directly opposite the cottage, provides private parking alongside a recently landscaped garden, complete with a fire pit, BBQ area, summer house and greenhouse.

The second plot offers further flexibility, with potential for additional parking, motorhome storage or space for other vehicles and recreational equipment, subject to any necessary permissions.

LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

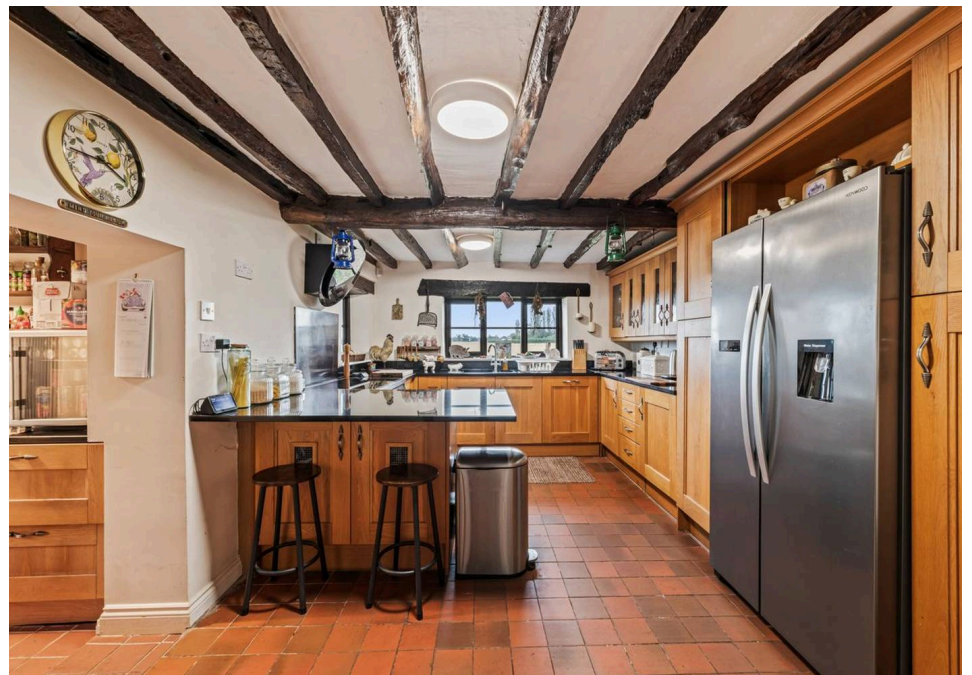
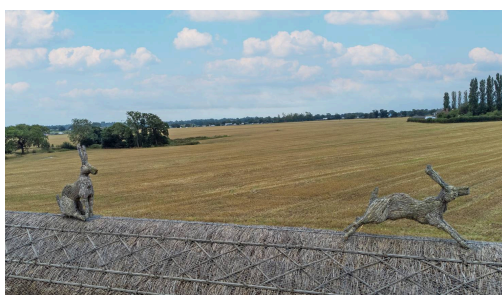


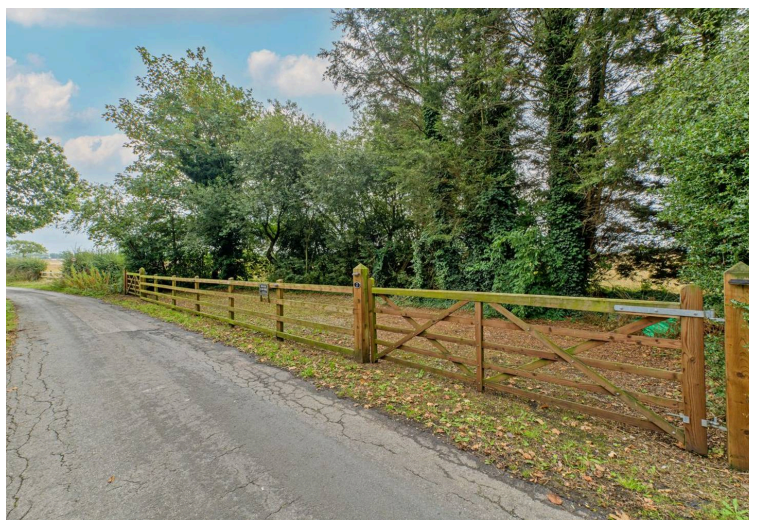
GENERAL INFORMATION

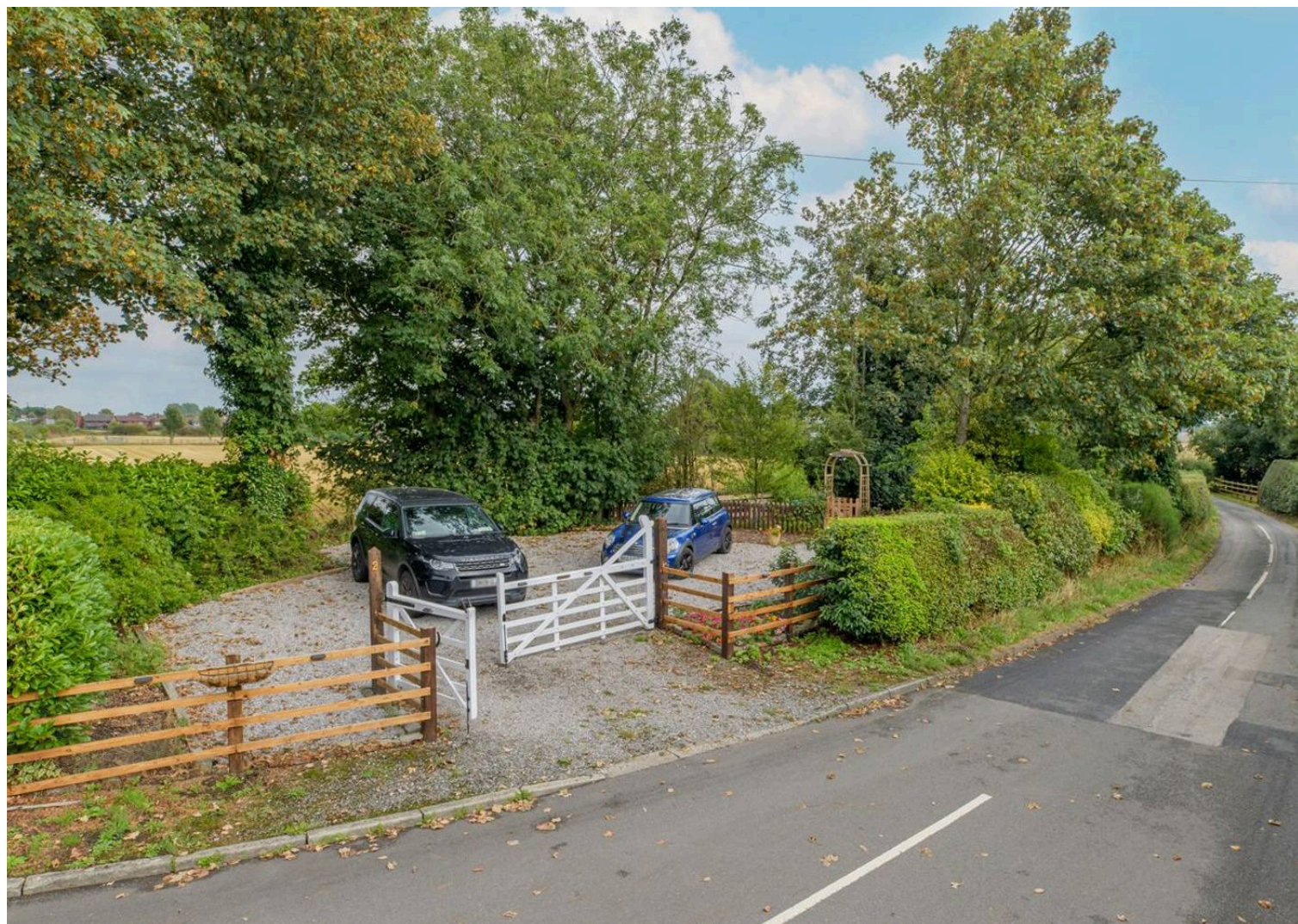
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





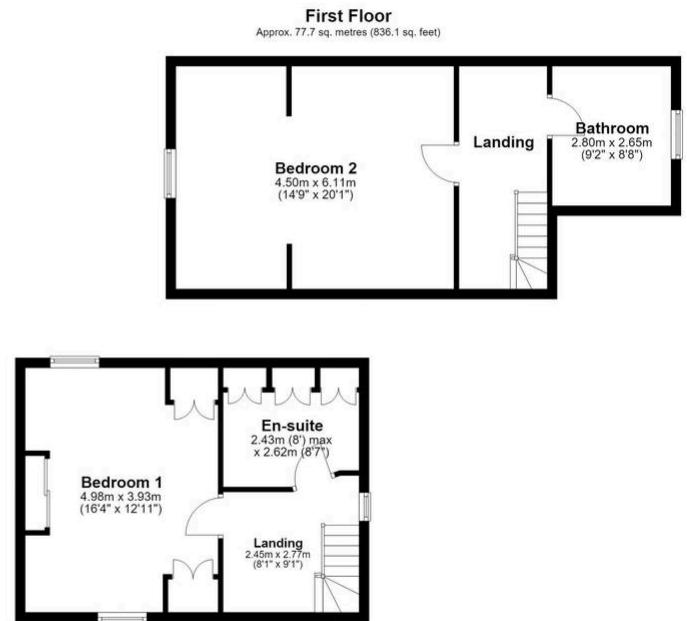
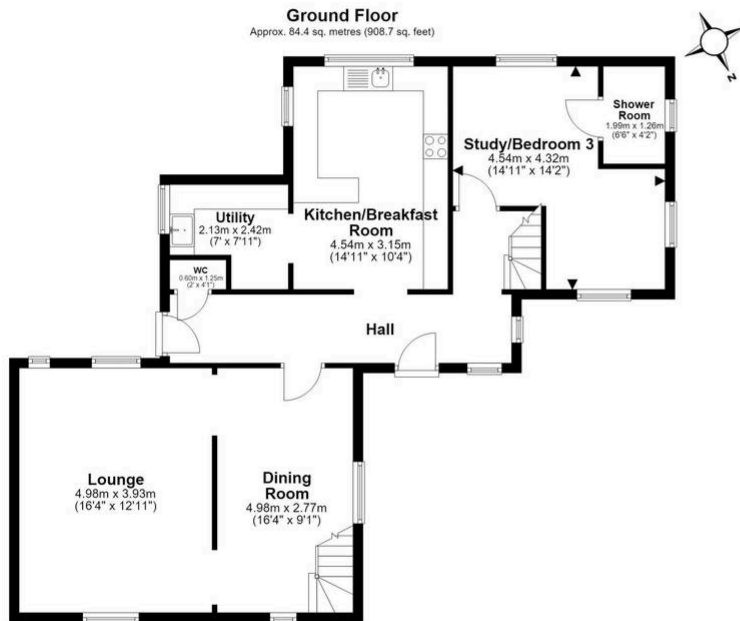




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Total area: approx. 162.1 sq. metres (1744.8 sq. feet)

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.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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