



Orford House, Lady Lane  
Croft



Miller Metcalfe  
PRESTIGE

SINCE 1891

\*\*\*A RARE BALANCE OF CLASSIC ARCHITECTURE, CONTEMPORARY DESIGN AND TIMELESS CHARM, SET WITHIN SERENE RURAL SURROUNDINGS\*\*\*

\*A PROPORTION OF THE PROPERTY'S RESIDENTIAL CURTILAGE IS TO BE INCLUDED WITHIN THE ASKING PRICE. ANOTHER PART OF THE EXISTING PLOT CAN BE ACQUIRED AT AN ADDITIONAL COST)\*

Orford House in Croft is a distinguished country residence, carefully restored to blend its historic character with contemporary comfort and style. Built in 1840, the home has been reimagined to the highest standard, offering a luxurious retreat in the heart of the Cheshire countryside, yet conveniently close to schools and local amenities.

Set in the desirable village of Croft, the property benefits from excellent transport links. Direct trains from Warrington reach London in around two hours, while the M6 and M62 provide swift access to Liverpool, Manchester, and beyond. Families can also take advantage of the region's leading independent schools, including Bolton Grammar, Altrincham Grammar, Urmston Grammar and Bridgewater School, with scheduled private school buses providing convenient transport.

Inside, Orford House retains its period charm while embracing modern luxury. Timeless period features including Minton tiled floors, a hand-carved mahogany staircase, ornate cornicing, and classic fireplaces sit harmoniously alongside modern-day luxuries such as underfloor heating, smart home technology, and bespoke interiors. The reception rooms are designed for both everyday living and entertaining, from the elegant dining room overlooking the ornamental pond to the expansive orangery. The bespoke kitchen features marble breakfast bars, a Rangemaster cooker and premium Bosch appliances.



The principal suite is a private sanctuary, with a spacious bedroom, electronically controlled Velux windows, a tailored dressing room and a spa-style ensuite. Three further ensuite bedrooms offer comfort for family and guests, while a self-contained top-floor apartment provides independent accommodation with its own lounge, kitchenette, and shower room, ideal for family, or visiting friends.

The landscaped grounds complement the home's elegance, featuring formal gardens, lavender-lined borders, and York stone terraces, with a dramatic slate waterfall and lily-filled pond creating a tranquil focal point. Additional features include a triple garage and garden buildings.

This truly exceptional family home really is a spectacle to behold, for all of the right reasons and must be viewed in person to be fully appreciated.

## *Entrance*

This impressive, fully renovated Victorian property is approached via steps leading to a storm porch, opening into a welcoming entrance hallway. The hallway showcases detailed ceiling coving and a decorative ceiling rose, a traditional solid wood staircase with an intricately laser-cut balustrade, carpeted stairs with elegant stair rod detailing and a built-in glass-fronted display cabinet.

## *Reception Rooms*

The property offers three reception rooms, each equipped with integrated sound speakers. Both the lounge and dining room feature newly replaced wooden sash windows, overlooking the landscaped front garden and designed to complement the property's period character. These rooms also showcase decorative ceiling coving, ceiling roses and traditional-style cast iron radiators, with the lounge centred around a classic open fireplace.







## *Kitchen, Utility & Ground Floor Shower Room*

The dining kitchen is a bright, triple-aspect room, fitted with bespoke shaker-style wall and base units in a tasteful, neutral colour palette, complemented by granite worktops and a breakfast bar. Integrated appliances include a fridge and dishwasher, alongside a traditional-style cooker with extractor hood, while a larder cupboard houses the microwave. An inset log burner set within an exposed brick surround provides a striking focal point in the dining area and the room is further enhanced by an in-built sound system.

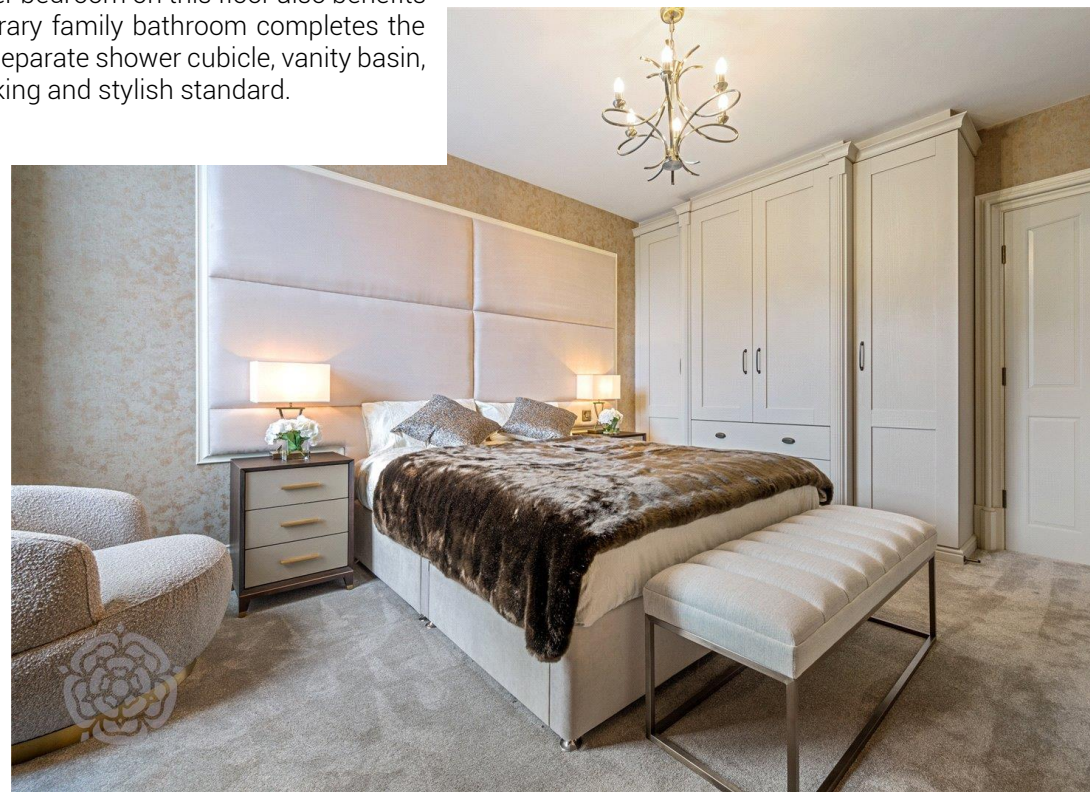
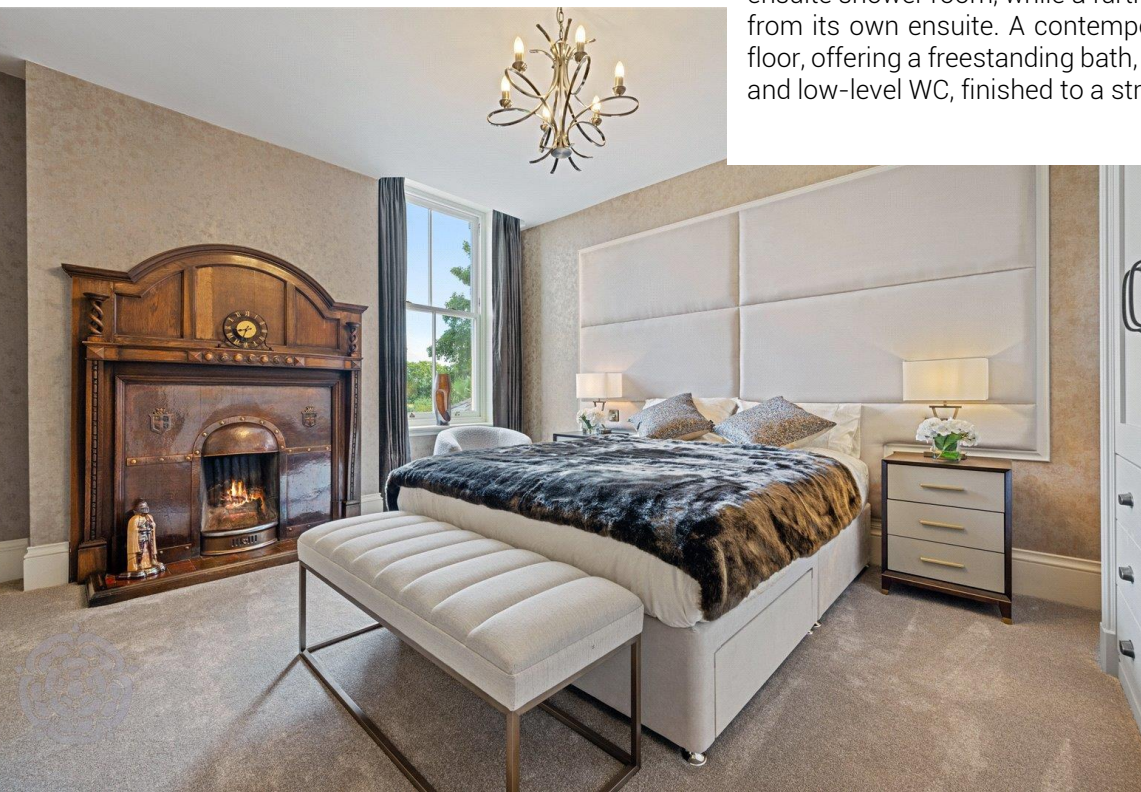
The well-proportioned utility room features additional wall and base units that coordinate with the kitchen and includes a built-in desk, allowing the space to double as a study if required. A fitted cupboard houses the controls for the property's technology, security, heating, and pond systems.

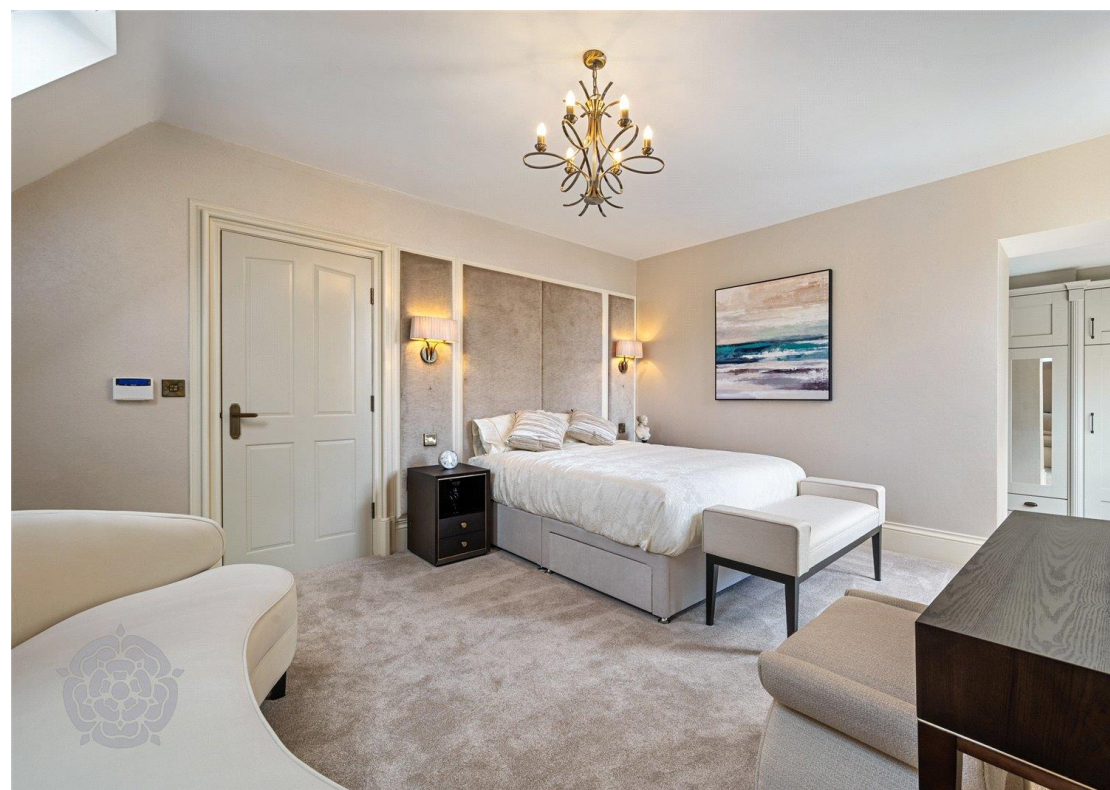
A generous ground-floor shower room comprises a walk-in shower with glass screen, pedestal basin and low-level WC, finished with luxurious Swarovski crystal fittings. Porcelain, marble-effect floor and wall tiles add a sophisticated touch to this elegant space.



### *First Floor Accommodation*

The first floor houses four generously proportioned bedrooms, three of which feature bespoke fitted wardrobes. The master bedroom suite includes an adjoining fitted dressing room with discreet access to an ensuite shower room, while a further bedroom on this floor also benefits from its own ensuite. A contemporary family bathroom completes the floor, offering a freestanding bath, separate shower cubicle, vanity basin, and low-level WC, finished to a striking and stylish standard.

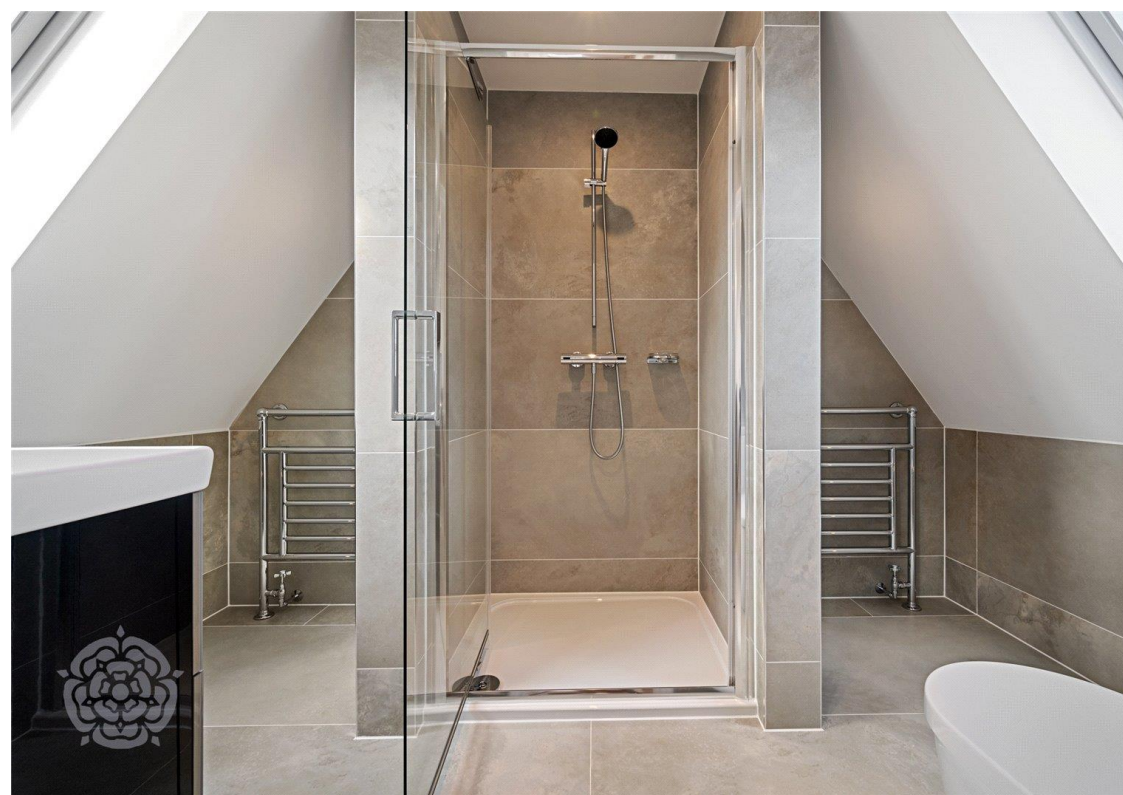




## *Second Floor Accommodation*

The second floor offers a self-contained living space, comprising a reception landing, a lounge with two skylight windows and an integrated sound system and a fitted kitchen with an integrated fridge, sink and breakfast bar. The shower room features a walk-in shower, vanity basin and low-level WC, with two skylight windows providing ample natural light. A bedroom on this level is also bright and airy, benefitting from two additional skylight windows.





## External Areas

This striking family home enjoys views over the local countryside and is set within a generous, landscaped plot. The grounds feature lawned gardens, a large pond with its own bridge, raised planted borders and mature trees. At the rear, a charming brick-built storage unit offers potential as a children's playhouse or den. Ample parking is provided by a generous driveway and a detached double garage and the property and grounds are protected by a CCTV security system.

## Additional Information

Council Tax:- Band G, approximately £3,802 per annum

Flood Risk:- Very low

Mobile coverage:-

EE

Vodafone

Three (outside only)

O2

Broadband:-

Basic: 13 Mbps

Superfast: 62 Mbps

Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability:-

BT

Sky

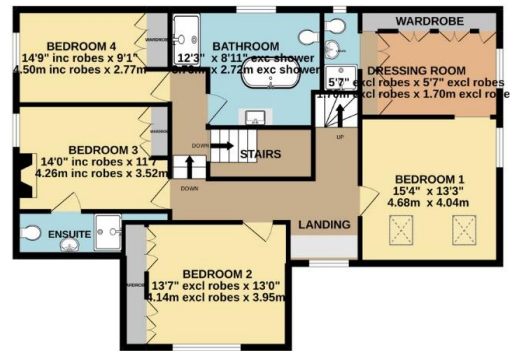
EPC Rating - D



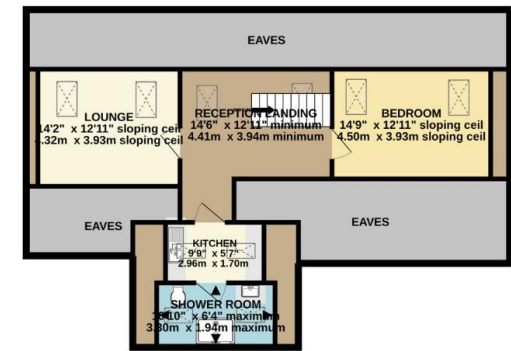
GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



2ND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 2997 sq.ft. (278.4 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.  
Made with Metropix ©2022

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.