



**GASCOIGNE  
HALMAN**

MILLSTONE HOUSE, GRIMSDITCH LANE, WHITLEY

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THE AREAS LEADING ESTATE AGENT



## MILLSTONE HOUSE, GRIMSDITCH LANE, WHITLEY

A substantial and characterful period detached residence extending to over 3,500 sq ft of accommodation arranged across three floors, offering four bedrooms and three bathrooms. The property enjoys a wealth of versatile living space, including four ground floor reception rooms and an impressive converted cellar featuring a superb 30ft cinema and entertainment room. Set within gardens wrapping around the side and rear, with detached garaging and driveway parking, the home is offered for sale with no onward chain, although some areas would benefit from refurbishment.



In brief, the accommodation comprises a spacious tiled entrance hallway with staircase rising to the first floor and access to the cellar. The bay-fronted lounge features double doors opening into the family room, complete with an exposed brick chimney breast, which in turn flows through to the garden room. The fitted kitchen, with central island, opens into a generous dining/living area, creating an excellent open-plan family kitchen space. A study, utility room and ground floor WC complete the ground floor layout.



The basement level offers two chambers, the larger extending to over 30ft in length and ideally suited as a cinema or entertainment room, while the second chamber provides an ideal space for a gym or hobby room.

To the first floor are four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom.

Externally, the property provides driveway parking with gated access to the detached garage, which also includes an additional storage room. The surrounding gardens extend to the side and rear.

Enjoying open aspect views across fields to the front, this is a home that must be viewed to be fully appreciated, both for its scale and its outstanding potential in such a desirable location.

#### **LOCATION**

Grimsditch Lane is just over a mile from Junction 10 of the M56 in the beautiful Cheshire location of Whitley and central for surrounding towns and villages including Stockton Heath, Frodsham and Northwich. The major towns and cities such as Liverpool, Manchester, Warrington and Chester are all within easy access. The airports of Manchester and Liverpool can both be reached in 20 to 30 minutes by car. Whitley is well served by both the public sector and private schooling at all levels with The Grange and Cransley schools in easy reach by bus or car. Whitley is a typical farming community in the heart of some of the county's most productive and attractive agricultural land where there are good facilities for riding, cycling and walking and with all other outdoor pursuits including a local golf course close to hand.

#### **DIRECTIONS**

Sat Nav: WA4 4EB

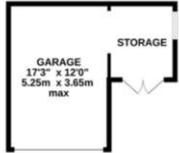
#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Cheshire West & Chester Borough Council - Council Tax Band G

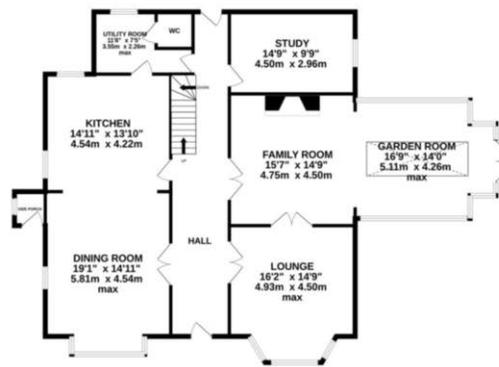
GARAGE  
277 sq.ft. (25.7 sq.m.) approx.



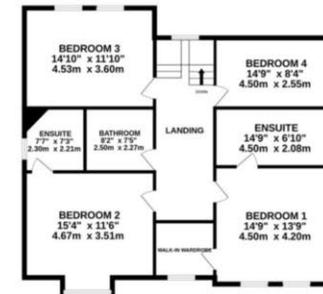
BASEMENT  
730 sq.ft. (67.8 sq.m.) approx.



GROUND FLOOR  
1633 sq.ft. (151.7 sq.m.) approx.



1ST FLOOR  
1130 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 3769 sq.ft. (350.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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