



Spring Wood, Spring Lane

Croft



Miller Metcalfe
PRESTIGE

SINCE 1891

Nestled within the picturesque village of Croft, well-placed for the M6/M62 motorway interchange, this exceptional detached property offers a perfect combination of comfortable family living and equestrian facilities.

The property is approached by electric gates, leading to an inviting detached home sat on a very generous plot overlooking the stable block.

Once inside the property, the entrance vestibule provides access into the convenient guest WC. The entrance area flows into spacious family lounge, through to the heart of the home modern fitted kitchen/diner with wall and base units, fridge freezer, microwave, oven, dishwasher with space for washing machine. Open plan to the dining/family area with patio doors leading to the impressive equestrian facilities. Allowing lots of light into the room and being able to sit a relax and out to the horses. Containing on the ground floor there is a snug or fourth bedroom with fitted wardrobes.



To the first floor there is a master bedroom with built in secret dressing room. Two further double bedrooms served via modern family bathroom comprising of bath, shower, WC and sink.

Externally there are private gates leading up a stoned driveway with ample parking for cars and horse boxes, lawned gardens to the rear with a beautiful, stoned patio to enjoy a morning coffee before heading out to the horses.

The onsite equestrian facilities: five wooden stables fully equipped with solarium/washroom, tack and feed room. A dedicated menage to exercise your horses in, whilst plenty of generous grazing on offer with six acres allowing space for horses to relax, roam and play in all weathers with the field shelter.

Perfectly positioned in Croft, this property is ideal for families, excellent transport connections via the nearby motorway network. An exceptional opportunity for a family seeking refined country living with the convenience of comprehensive horse-keeping facilities on site.



Entrance Hall & Downstairs WC

Upon entering the property, you are greeted by the sense of light and space in the striking entrance hallway with two chandeliers giving the wow factor. With doors leading to the all reception rooms. Finishing with a downstairs WC/cloakroom with toilet and sink.



Open Plan Kitchen/Diner & Lounge

The spacious family lounge which leads from the hallway, has wooden flooring and patio doors overlooking the private driveway. Modern fitted kitchen with wall and base units, microwave, oven with space for dryer, dishwasher and washing machine. Open plan into a dining seating area with patio doors leading out to the stunning equestrian views of your horses in the stable block or the ménage. What better way to have a morning coffee overlooking your horses enjoying themselves.





Bedrooms & Bathrooms

Upstairs, the property continues to impress with a well-proportioned and thoughtfully designed layout. The principal bedroom is a generous sized room and provides a peaceful and comfortable retreat, complete with a walk-in wardrobe, offering both convenience and a touch of luxury. The two further double bedrooms having stunning views of all equestrian facilities. Modern family bathroom with bath, WC, shower and sink. With the fourth bedroom being to the ground floor that could be utilised as a home office or snug if preferred.





Externally

Externally is where the true wow factor begins. Enter through electric gates and follow the private driveway, offering ample parking for multiple vehicles as well as horseboxes. The wraparound gardens provide breathtaking, far-reaching views across the surrounding countryside.





Equestrian

For equestrian enthusiasts, the property is exceptionally well-equipped, featuring six wooden stables, a tack room, hay barn, solarium, and a dedicated storage shed for a ride-on lawn mower. A 40m x 20m fenced sand paddock ménage offers the perfect space for exercising and training horses.

In addition, there are approximately six acres of well-maintained grazing paddocks, all securely fenced, along with a field shelter—allowing horses to roam and graze comfortably at their leisure.





Additional Information

Tenure - Freehold
Local Authority - Warrington
Council Tax - Band: E

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
15 Mbps
Ultrafast
1800 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

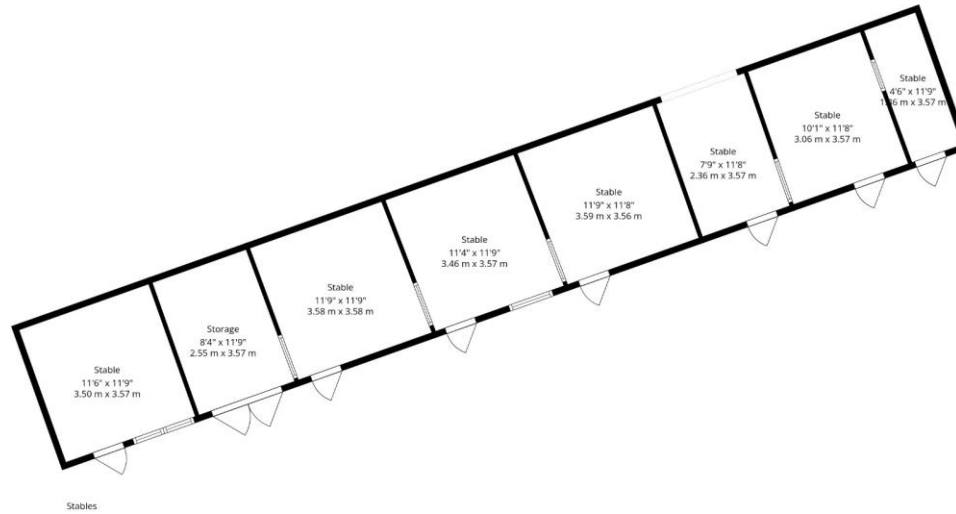
EPC Rating - D





Ground Floor

First Floor



Stables

TOTAL: 1576 sq. ft, 147 m2

STABLES: 0 sq. ft, 0 m2, GROUND FLOOR: 988 sq. ft, 92 m2, FIRST FLOOR: 588 sq. ft, 55 m2

EXCLUDED AREAS: STABLE: 837 sq. ft, 78 m2, STORAGE: 99 sq. ft, 9 m2, LOW CEILING: 20 sq. ft, 2 m2,

WALLS: 205 sq. ft, 19 m2



For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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.