



*Southworth Lane*  
Croft



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

## TRANQUIL AND PICTURESQUE SETTING\*\*

Set behind a private gated access, this outstanding barn conversion covering over 1700 square feet oozing in character with original beams, charm and craftsmanship, showcasing beautiful, exposed beams and brickwork, and an exceptional level of finish throughout. No expense has been spared in the design, quality, or presentation of this remarkable family home sat on a very generous plot in the popular village of Croft surrounded by stunning country views. Ideally located for great transport links and outstanding schools.

Internally, the accommodation is both spacious and versatile, blending character features with modern luxury to create a home that is ready to move straight into and enjoy.

A welcoming entrance hall leads into the stunning open-plan kitchen, dining, and bar area with underfloor heating throughout, providing the perfect setting for entertaining guests and family gatherings. The spacious lounge is full of character, featuring an attractive brick-built fireplace with a cosy log-burning stove, creating a warm and inviting atmosphere. A separate garden room boasts a skylight and patio doors that flood the space with natural light while offering beautiful views over the rear garden. Completing the ground floor are a useful utility area and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including an impressive principal suite with a luxurious en-suite bathroom finished to an exceptional standard and a bespoke fitted dressing area (that can be converted to a fourth bedroom should you want to). The two further double bedrooms provide excellent accommodation, with one benefiting from fitted wardrobes. A stylish family bathroom features a freestanding bath, separate shower, WC, and wash basin, all finished to a high specification.

Externally, the property continues to impress. Set behind private gates with parking for up to six vehicles. The front garden mainly laid to lawn with an apple and pear tree with a mature planted border. A composite decking patio area and space for a greenhouse. The rear garden has been professionally landscaped and is designed to be an all year round garden which also features an Indian stone patio, solid oak gazebo with timber roof tiles, a back timber wall, toughened glass sides and a clear pvc screen that rolls up, comes equipped with three electric patio heaters and further Power Points. It is also an ideal area for a hot tub should the new buyers wish. Additional summer house is accessed via a little wooden bridge over a fishpond, which is fully insulated and timber lined, with power points and internet. Two ornamental lily/fish ponds, water features, mature shrub borders, and a charming summer house with electricity perfect for relaxing or entertaining throughout the year.

Double garage which the current vendors used half as a home gym the other used as a garage equipped with shelving great for extra storage purposes. Added bonus of a EV charge point. This exceptional home seamlessly combines character, luxury, and practicality, offering a rare opportunity to acquire a truly special property.



## Entrance reception area

This beautiful family home is entered by a welcoming entrance porch. Into a striking hallway with beautiful tiled flooring and oak staircase. Immediately showcasing the quality and attention to detail evident throughout the property mixing character and contemporary styling to make this property feel like home.

## Reception Rooms & downstairs WC

In addition to the impressive open-plan living space, the property further benefits from two additional reception rooms, offering excellent versatility for both modern family living and entertaining. The formal lounge is a truly exceptional space, featuring elegant wooden flooring, characterful exposed beams, and a striking brick fireplace with a cosy log burner, creating a warm and inviting atmosphere. To the rear, the garden room enjoys a lantern roof and full-width patio doors opening onto the tranquil rear garden, perfectly capturing picturesque views and allowing an abundance of natural light to flood the space. Completing the ground floor is a conveniently located and well-appointed downstairs WC.



## *Opening Plan Kitchen/Diner/Utility*

Undoubtedly the heart of the home, this exceptional space is framed by beautiful original beams and showcases a striking open-plan kitchen, dining, and bar area, thoughtfully designed for contemporary family living and effortless entertaining. The stylish, modern fitted kitchen is appointed with an extensive range of wall and base units, elegantly complemented by luxurious granite worktops. Premium integrated appliances include a five-ring gas hob, electric oven, microwave, dishwasher, and wine cooler, with provision for a freestanding fridge-freezer. Flowing seamlessly into the dining area, the space is bathed in natural light, enhanced by sliding doors which open to the front of the property, creating a superb sense of openness and connection to the outdoors.

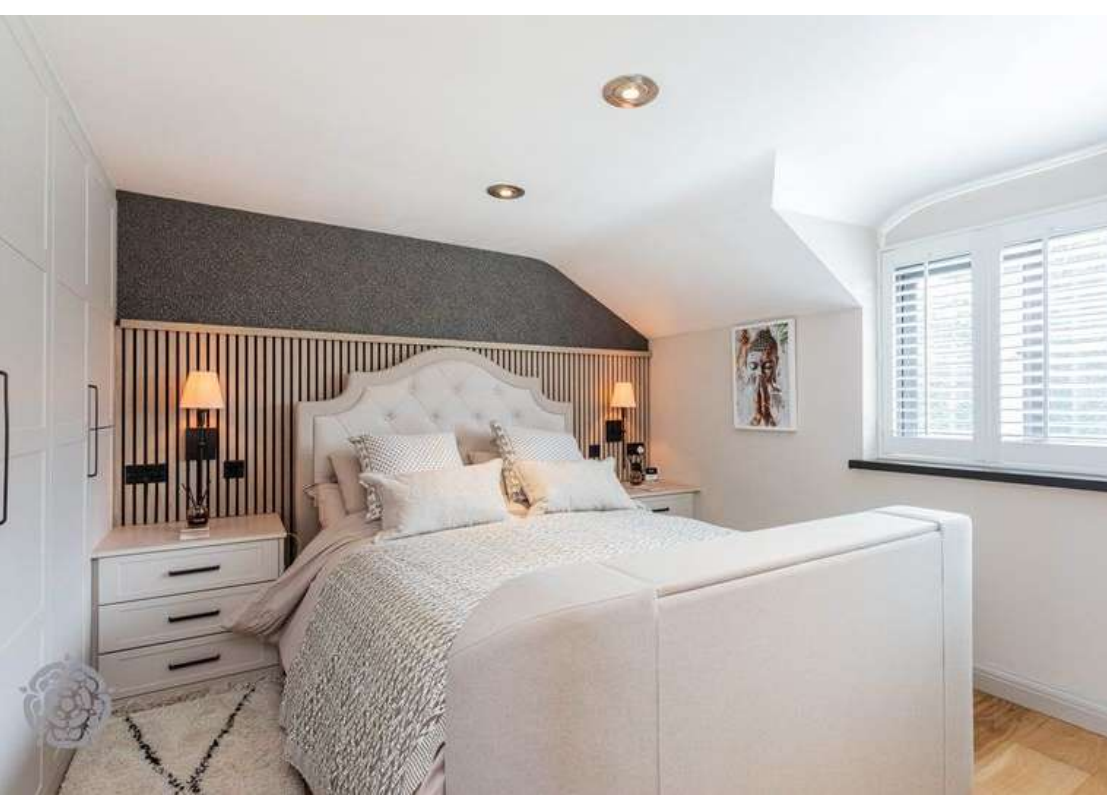






## *Bedrooms & Bathrooms*

The bedroom accommodation is arranged across the upper floor and comprises three beautifully appointed bedrooms, each offering generous proportions and a refined finish throughout. The principal suite is a truly exceptional retreat, complete with a fitted dressing area and a luxurious en-suite bathroom, finished to an impeccable standard. The two remaining bedrooms are all well-proportioned doubles, ideal for family members or guests, and are served by a beautifully appointed family bathroom, featuring a freestanding bath, walk-in shower, WC, and wash basin, all presented with a high-quality contemporary finish.









## Gardens & Outside Space

Externally the property is approached via a gated driveway offering a high degree of privacy, alongside ample off-road parking. The double garage is currently a home gym in one half and shelved storage in the other, providing excellent flexibility of use. To the front, the garden is mainly laid to lawn with well-stocked shrub borders, complemented by a composite decking patio area and space for a greenhouse, creating a practical yet attractive approach to the home, with apple and pear trees.

## Further Externals

The property is accessed via a winding private road, over a bridge/stream with incredible views of farmland and equestrian giving the overall wow factor on arrival. To the rear lies a truly stunning, private and enclosed garden, designed for both relaxation and entertaining. Beautifully finished with Indian stone for ease of maintenance and visual impact, the space offers a genuine sense of tranquility. An outdoor solid oak gazebo seating area, sets the scene for relaxed evening entertaining, while a separate covered BBQ area features a stone pizza oven, ideal for al fresco dining. Two feature ponds add to the sense of calm and character, alongside a charming summer house currently used as a home yoga studio that is fully insulated with a timber lined.

## Tenure

Leasehold

## Council Tax

Local Authority Warrington

Council Tax Band F

Annual Council Tax £3,535.00

## EPC

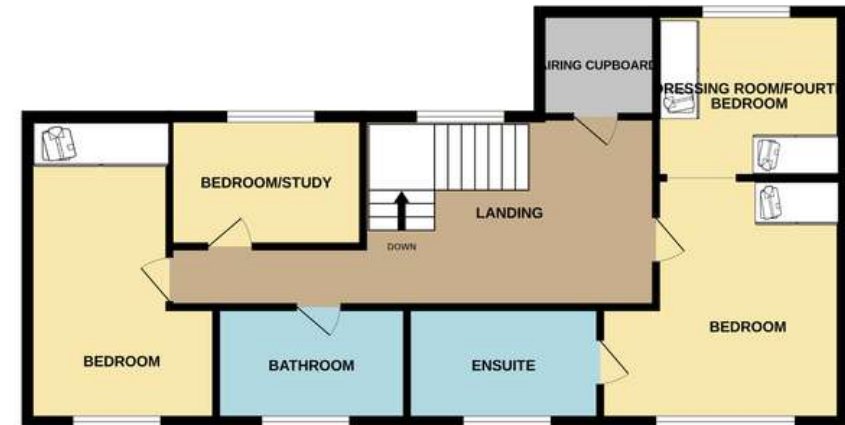
EPC Rating - TBC



GROUND FLOOR



1ST FLOOR



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.  
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