



*Southworth Lane*  
Croft



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Set behind private gated access, this outstanding character property exudes charm and craftsmanship, showcasing beautiful traditional beams, exposed brickwork, and an exceptional level of finish throughout. No expense has been spared in the design, quality, or presentation of this remarkable family home.

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, 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 striking lantern roof 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, the generous driveway provides ample off-road parking. The landscaped front garden includes a patio area and space for a greenhouse. To the rear, a private and picturesque enclosed garden offers a superb outdoor retreat, featuring an Indian stone patio, covered seating area with wired speakers, two ornamental ponds, mature shrub borders, and a charming summer house with electricity perfect for relaxing or entertaining throughout the year.

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 four 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 three 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 single garage is currently utilised as a home gym, providing excellent flexibility of use. To the front, the garden is mainly laid to lawn with well-stocked shrub borders, complemented by a patio area and space for a greenhouse, creating a practical yet attractive approach to the home. 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 tranquillity. An undercover outdoor seating area, complete with built-in speakers, 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.

## 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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