



Oak Tree Farm, Lord Street

Croft



Miller Metcalfe
PRESTIGE

SINCE 1891

A CHARMING DETACHED CHARACTER PROPERTY, WITH STUNNING RURAL VIEWS

We are pleased to offer a rare opportunity to acquire this charming and spacious detached period property, perfectly positioned within walking distance to Croft Primary School and Croft park and within easy reach of Culcheth High School and the motorway network. Originally constructed over five hundred years ago, the property has been thoughtfully extended and modernised over the years, creating a spacious and adaptable family home that beautifully blends contemporary comforts with its rich historical charm. Period features such as exposed wattle and daub walls, sandstone sills, window seats and striking beamed ceilings have been lovingly preserved, adding to the home's unique appeal and rustic charm. Occupying a generous plot of approximately half of an acre, the property enjoys expansive, well-maintained gardens at both the front and rear. The rear garden, in particular, benefits from uninterrupted views over rolling farmland, providing a tranquil and picturesque setting for outdoor living and entertaining.

Upon entering the property, you are welcomed into a generous entrance hallway that sets the tone for the spacious accommodation throughout. The ground floor offers five versatile reception rooms, providing a wealth of space for family living, entertaining, relaxation and work. At the heart of the home lies a beautifully handmade 'Country' style kitchen, thoughtfully designed with a practical utility area and a conveniently located ground floor WC.



The first floor continues to impress with five well-proportioned double bedrooms. The principal bedroom enjoys the luxury of its own dressing room, with a freestanding stone bath providing a touch of luxury, along with an en suite shower room. The remaining bedrooms are served by a well-appointed and recently fitted shower room, ensuring comfort and convenience for all residents.

Externally, the property benefits from a substantial driveway that provides ample off-road parking, along with a double garage for additional storage or vehicle accommodation. The Garage also has potential for conversion and may suit multi generational living/annex.

This remarkable property offers a rare opportunity to acquire a spacious, character-filled home with endless potential for personalisation. Early viewings are strongly recommended to fully appreciate the unique features and generous living space that this property has to offer.

Entrance & WC

This charming family home is entered via a storm porch at the side, which leads into the spacious entrance hallway, with traditional beamed ceiling and tiled floor, off which the ground floor WC is located, which comprises off a low level WC, pedestal hand basin and a storage cupboard housing the boiler.

Reception Rooms

The property benefits from five reception rooms, the first being a well-proportioned main lounge, situated at the front of the property, which showcases a striking exposed brickwork inglenook fireplace surround with an inset log burner, oak flooring, a feature section of original exposed 'wattle and daub' wall and double doors leading into the dining room and an open doorway into a smaller reception area, which the current vendors call 'the bar area', but would also serve well as a study area. The dining room is also located at the front of the property and features exposed ceiling beams and oak flooring, with a door leading into the kitchen. A second lounge has french doors providing external access into the beautiful rear garden and features an inset open fire and oak flooring. The 'music room' also provides storage cupboards for coats and shoes. Beyond the music room there is a generous study fitted with bespoke oak furniture including a desk, glazed bookcases and cabinets





Kitchen & Utility

The heart of this lovely home is the charming bespoke, handmade 'country' style kitchen, which is fitted with a range of Farrow and Ball hand painted 'shaker' style wall and base units, combined with further bespoke oak cupboards, granite worktops and a dining island to complement. The kitchen also incorporates an inset double Belfast style sink, Lacanche range cooker, dishwasher, washing machine and tumble dryer, a Welsh slate tiled floor and double doors providing views and access into the picturesque rear garden. The kitchen opens into the utility area, with further storage cupboards, granite worktops, second Belfast style sink, integrated Bosch fridge and Bosch freezer, wine cooler, Welsh slate tiled floor and views over the rear garden.





Bedrooms & Bathrooms

The property benefits from five well-proportioned double bedrooms. Bedroom one is served by an en suite shower room, comprising of a shower cubicle, low level WC and pedestal hand basin, with partial wooden panelling to the walls and laminate flooring. The en suite leads through to a dressing room, which has fitted bespoke handmade oak wardrobes to one wall and showcases a freestanding stone bath, for the added touch of luxury. Bedroom two is fitted with a decorative, feature cast iron fireplace. The family shower room has been recently fitted and comprises of a walk in shower cubicle, pedestal hand basin, and low level WC with tiled walls and flooring.







Local Authority/Council Tax

Warrington

Band G

Annual Estimate £3802

Flood Risk

Very Low

Tenure

Freehold





External Areas

The property is set on a generous plot, with well-proportioned lawned gardens to both the front and rear, a large tarmac driveway housing numerous vehicles, leading to an original cobbled section of driveway and an attached double garage, which provides potential to convert into an annex.

To the rear lies a paved and cobbled patio area and an expansive enclosed lawned garden, with stunning views over adjacent farmland to the rear. There is gated access at the side of the property, where the log storage is located.



Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic: 22 Mbps
Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability

BT
Sky

EPC Rating - D



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aprift
secure my property security



GROUND FLOOR
1853 sq.ft. (172.2 sq.m.) approx.



1ST FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA: 3305 sq.ft. (307.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, certain measurements of doors, windows, stairs and any other items are approximate and to be made by a buyer for any area, condition or measurement. The plan is for illustrative purposes only and should be read in conjunction with the respective purchase. The services, equipment and appliances shown have not been tested and no guarantee is given for their condition or efficiency. Contact us for more information.

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