



Cockshotts Farm Smithy Brow, Croft

Miller Metcalfe
Every step of the way

Cockshotts Farm Smithy Brow

Croft, Warrington

Welcome to this beautiful character property in the sought-after village of Croft, offering a wonderful blend of traditional charm, spacious accommodation and modern day practicality. Ideally positioned for access to excellent schools and transport links, this gorgeous home is perfectly suited to families looking for comfort, character and convenience.

Upon entering, you are welcomed by **two generously proportioned reception rooms**, each with its own distinctive character. The first features a log burner, exposed brickwork and attractive feature beams, creating a warm and inviting space, while the second benefits from a feature electric fire. Both rooms offer excellent versatility, providing ideal spaces for entertaining, relaxing and family life.

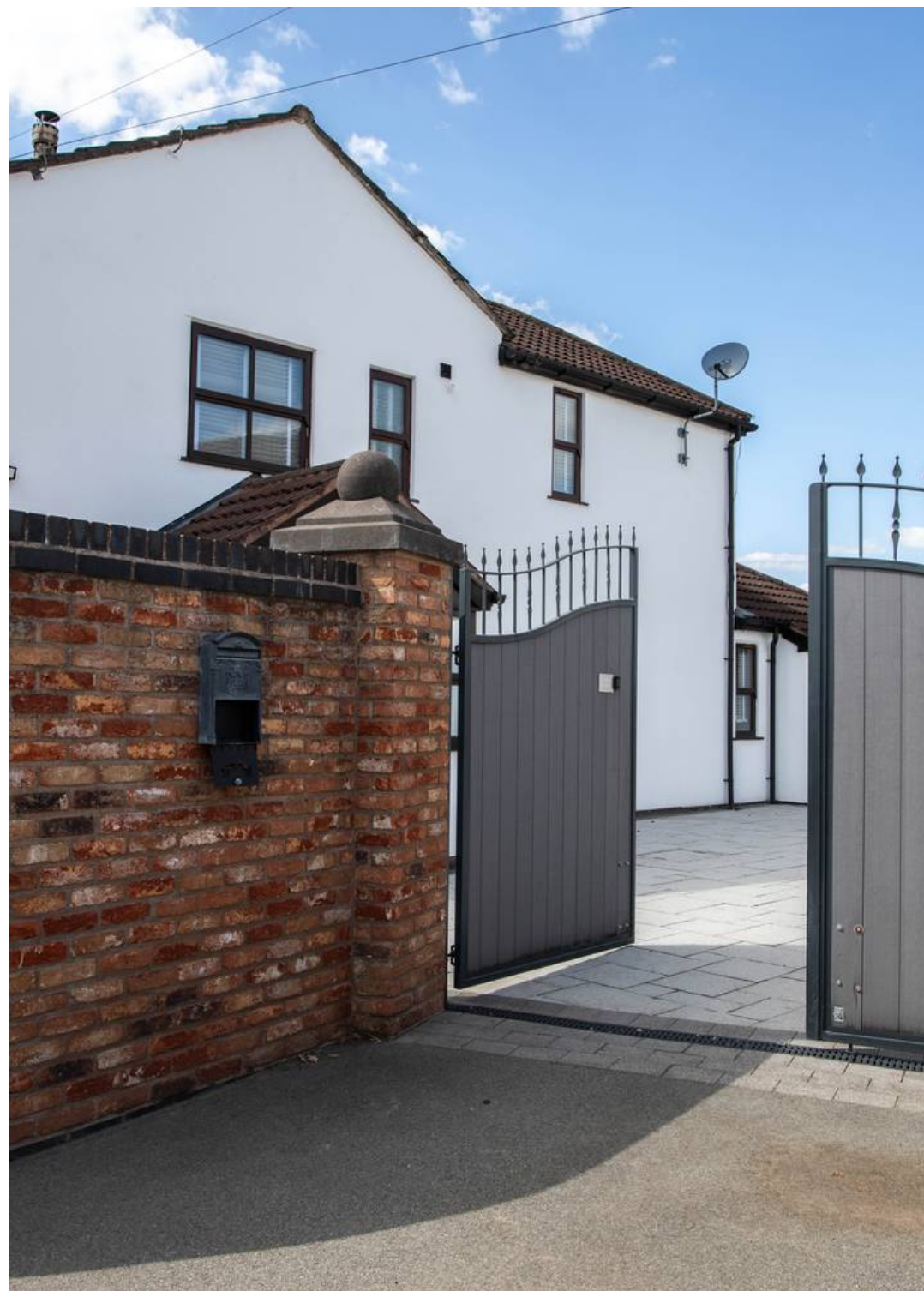
The ground floor flows beautifully, with **bi-fold doors opening directly onto the substantial rear garden**, creating a seamless connection between indoor and outdoor living. The bespoke handmade French oak kitchen is a real highlight, combining style and character with excellent functionality. Featuring attractive beams and space for a range cooker, it provides a wonderful heart to the home. A useful utility room and downstairs WC further enhance the practicality of the accommodation.

Upstairs, there are **three good-sized bedrooms**, with one bedroom benefiting from its own en-suite shower room comprising a shower, WC and wash basin. The impressive master bedroom is complemented by a **walk-in wardrobe**, offering excellent storage and flexibility. For those looking to create additional luxury, the walk-in wardrobe could potentially be converted into an en-suite, subject to the necessary. The well-maintained family bathroom is beautifully appointed with a **freestanding bath, separate shower, wash basin and WC**, providing a comfortable and practical space for all the family.

Externally, the property benefits from a **gated entrance and recently added private driveway**, providing ample off-road parking while enhancing privacy. The substantial garden is a fantastic feature of the home, offering plenty of space for children, entertaining and outdoor relaxation. Adding to the appeal are **two dedicated garden rooms**, offering an array of possibilities. One has been thoughtfully designed with its own bar, creating the perfect entertaining space for hosting friends and family. The second provides versatile additional accommodation that could be used as a home office, gym, hobby room or simply for extra storage.

Council Tax band: E

Tenure: Freehold













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