



*Gresley House, Mustard Lane*  
Croft, Warrington



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

A truly exceptional detached residence set within 1.14 acres of beautifully landscaped grounds, offering over 7,000 sq ft of impeccably appointed accommodation. Having undergone an extensive programme of renovation, extension and enhancement over the past five and a half years, this remarkable home has been finished to an outstanding specification throughout, with no expense spared in its design, craftsmanship or presentation.

The property is approached via an impressive sweeping driveway, accessed through electric gates, creating an immediate sense of arrival and leading to a substantial triple garage complex. Positioned above the garage is a superb leisure suite incorporating a fully equipped gym and dedicated cinema room, providing exceptional additional recreational space.

Internally, the accommodation is both spacious and versatile, with the property being entered via a welcoming reception hallway. At its heart lies a magnificent open-plan living space incorporating a bespoke, high-specification kitchen, dining area and sitting room, perfectly designed for modern family living and entertaining, with the additional benefit of leading out to a covered outdoor seating area, seamlessly combining indoor and outdoor living. A separate utility room with guest WC provides practicality, whilst two further reception rooms offer flexible accommodation, including an elegant formal lounge with picturesque views over the garden and additional sitting room. A dedicated home office with a second guest WC completes the ground floor.

The bedroom accommodation is thoughtfully arranged across the upper floors and comprises five beautifully-appointed bedrooms, each benefiting from its own en-suite facilities. Four of the five bedrooms also enjoy the added advantage of dedicated dressing areas, enhancing both comfort and practicality.

The first floor hosts four generous bedrooms, including an impressive principal suite featuring a private balcony overlooking the grounds, a bespoke fitted dressing area and a stunning en-suite bathroom finished to an exceptional standard. Also situated on this floor is an exceptional secondary suite, offering a fitted dressing area and a luxurious en-suite bathroom complete with both a bath and separate shower.

The second floor provides a further private bedroom suite, ideal for guests or older family members, incorporating an en-suite shower room and enjoying elevated views across the rear gardens.

Outside, the property continues to impress with professionally landscaped gardens designed to provide both privacy and year-round enjoyment. A spectacular heated swimming pool forms the centrepiece of the outdoor entertaining space, complemented by a pool house pavilion with shower facilities, changing rooms and plant room. Adjacent to the pool is an extensive outdoor dining and relaxation area incorporating a fully equipped covered outdoor kitchen, complete with pizza oven, barbecue, refrigeration and generous sun terraces.

A striking feature fire-pit creates a wonderful focal point for outdoor evening entertaining, whilst the mature gardens provide an idyllic backdrop and ample space for recreation and relaxation.

This is a rare opportunity to acquire one of the area's finest private homes, combining exceptional living accommodation, luxurious leisure facilities and outstanding grounds in a highly impressive and beautifully presented setting.

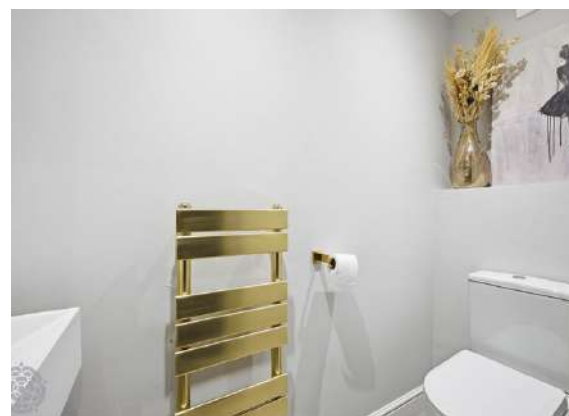
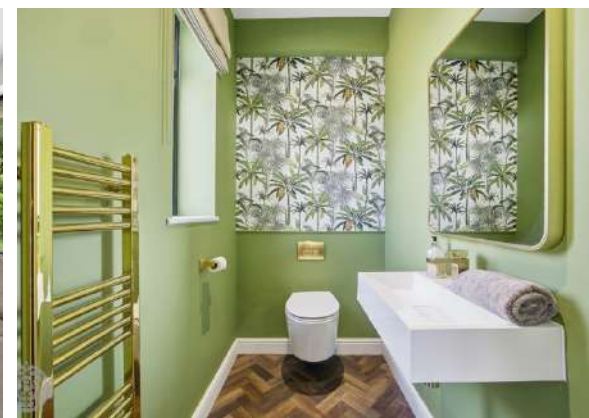


## *Entrance Reception Area*

This impeccable home is entered via a stunning, bright and welcoming reception hallway, immediately showcasing the quality and attention to detail evident throughout the property. The spacious entrance creates a wonderful first impression, flooded with natural light and enhanced by contemporary finishes, including Karndean flooring and a decorative feature-panelled staircase with striking metal balustrades rising to the first floor. Practicality has been carefully considered, with two useful storage cupboards discreetly positioned within the hallway. Thoughtfully designed to provide both style and functionality, the reception hall offers a seamless introduction to the principal living accommodation, whilst the property's integrated CCTV and security systems provide additional convenience and peace of mind.

## *Reception Rooms, Study & Guest WC*

In addition to the impressive open-plan living space, the property offers three further reception rooms, providing excellent versatility for both family life and entertaining. The formal lounge is a particularly outstanding room, boasting generous proportions and a dual-aspect outlook, with attractive views across the landscaped gardens and outdoor swimming pool. A separate sitting room offers a more intimate space for relaxation, whilst a dedicated home office provides the ideal environment for home working. Accessed directly from the office is a stylish second guest WC, fitted to a high standard and conveniently positioned for both residents and visitors.

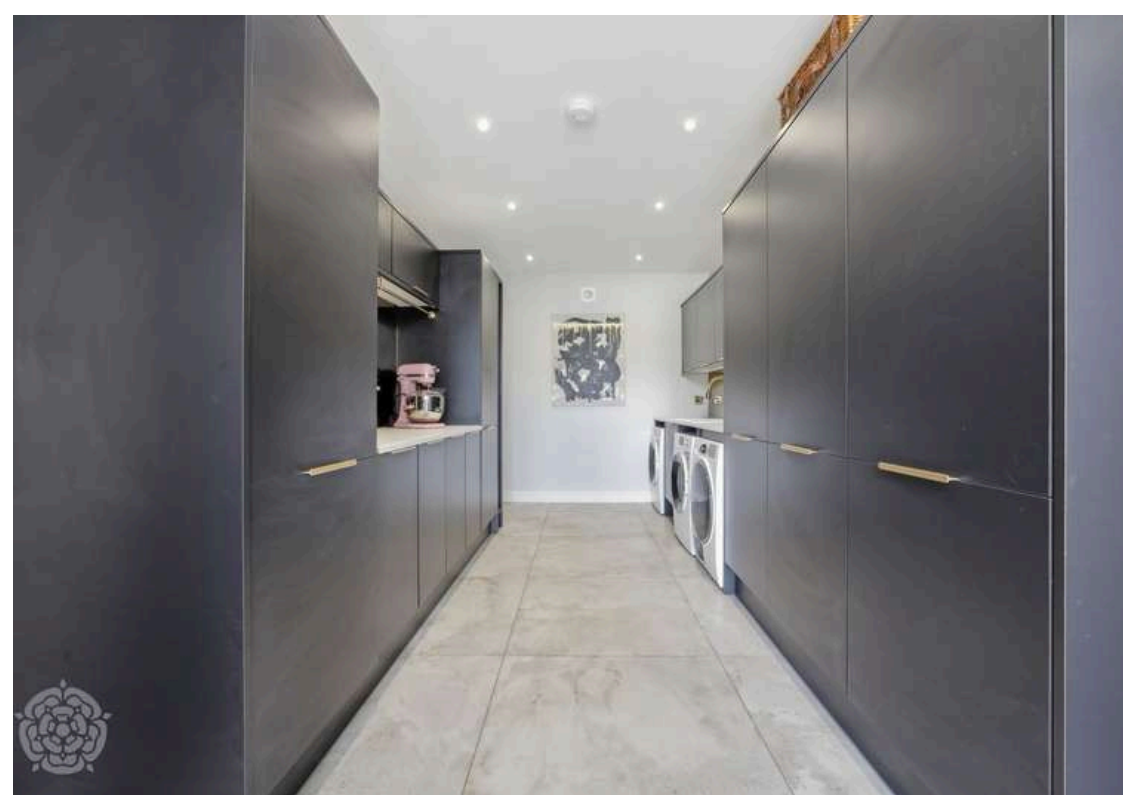




## Open-Plan Kitchen, Dining & Sitting and Utility

Undoubtedly, the heart of the home, the impressive open-plan kitchen, dining and living area has been designed for modern family living and effortless entertaining. The bespoke Stuart Fraser kitchen features quartz work surfaces, an extensive range of fitted cabinetry, under-cupboard lighting and a mirrored splashback. A comprehensive range of integrated Siemens appliances includes a full-height fridge and freezer, two dishwashers, induction hob with built-in extractor, oven, steam oven and microwave. The spacious dining and sitting areas offer excellent versatility, with large sliding doors opening directly onto the rear gardens and outdoor entertaining terraces. A standout feature is the stylish bar area, complete with mirrored backdrop, display shelving and two integrated drinks fridges, providing the perfect space for entertaining family and guests. A separate spacious utility room provides additional storage and laundry facilities and access to one of two guest WC.







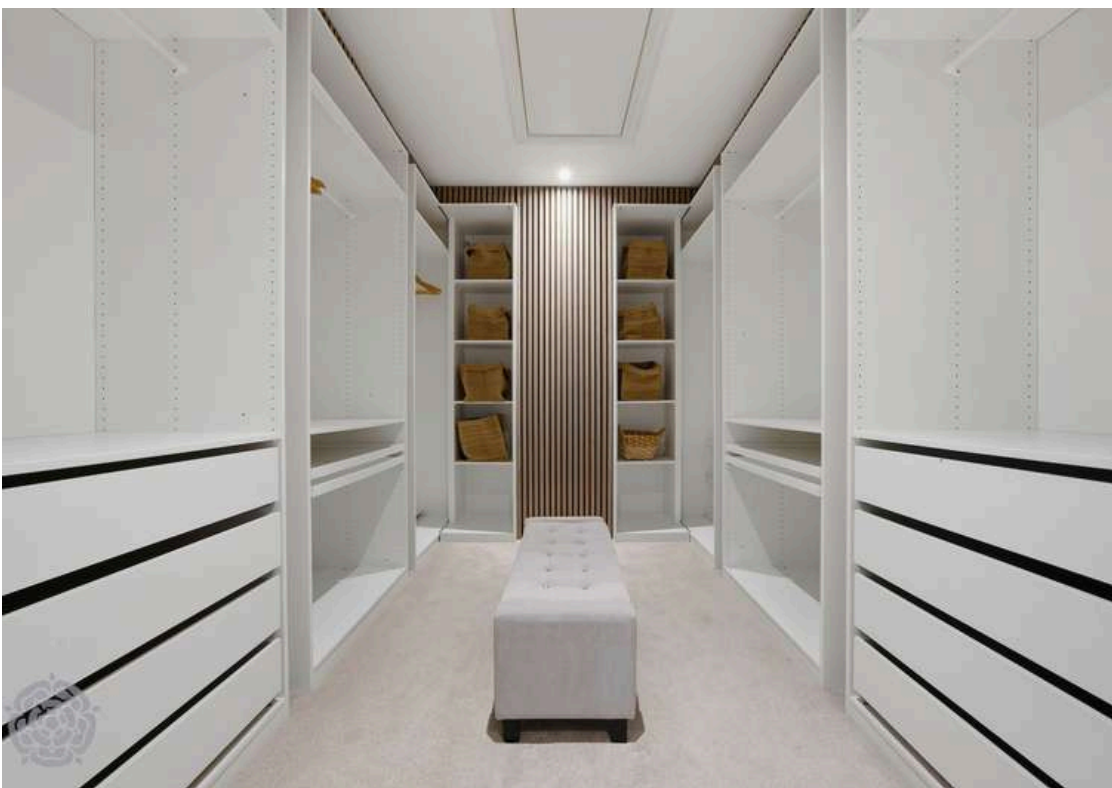
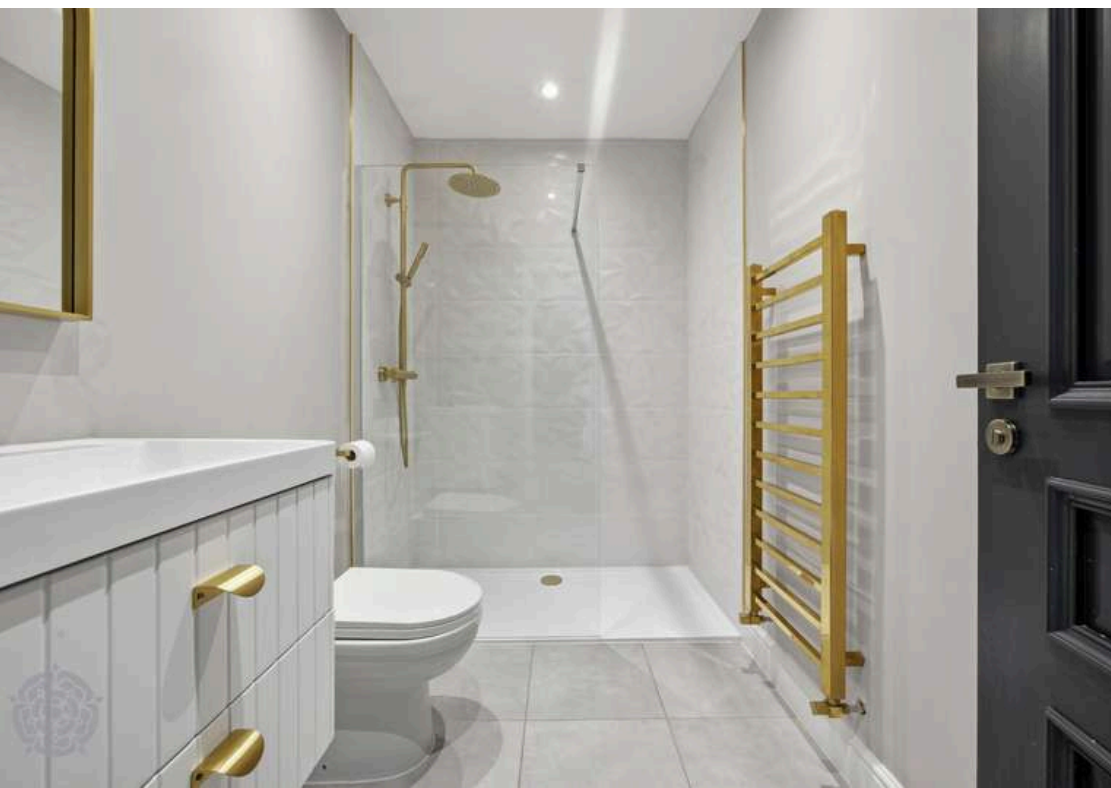


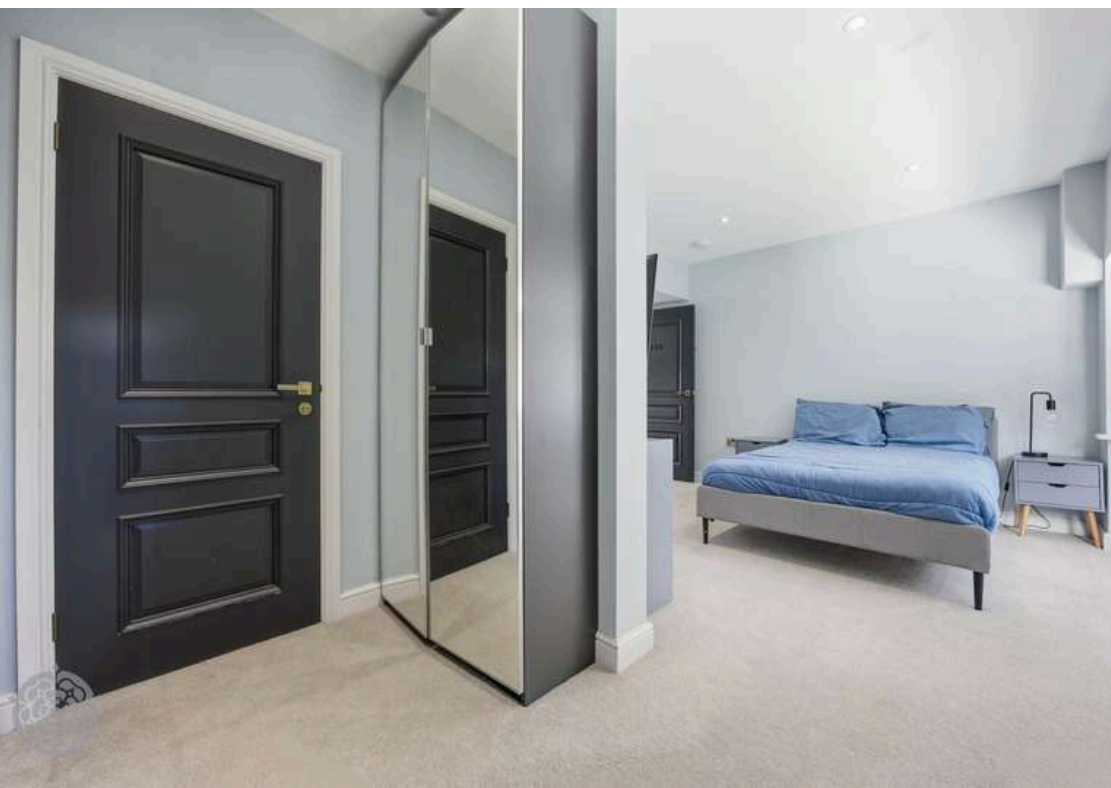
## *Bedrooms & Bathrooms*

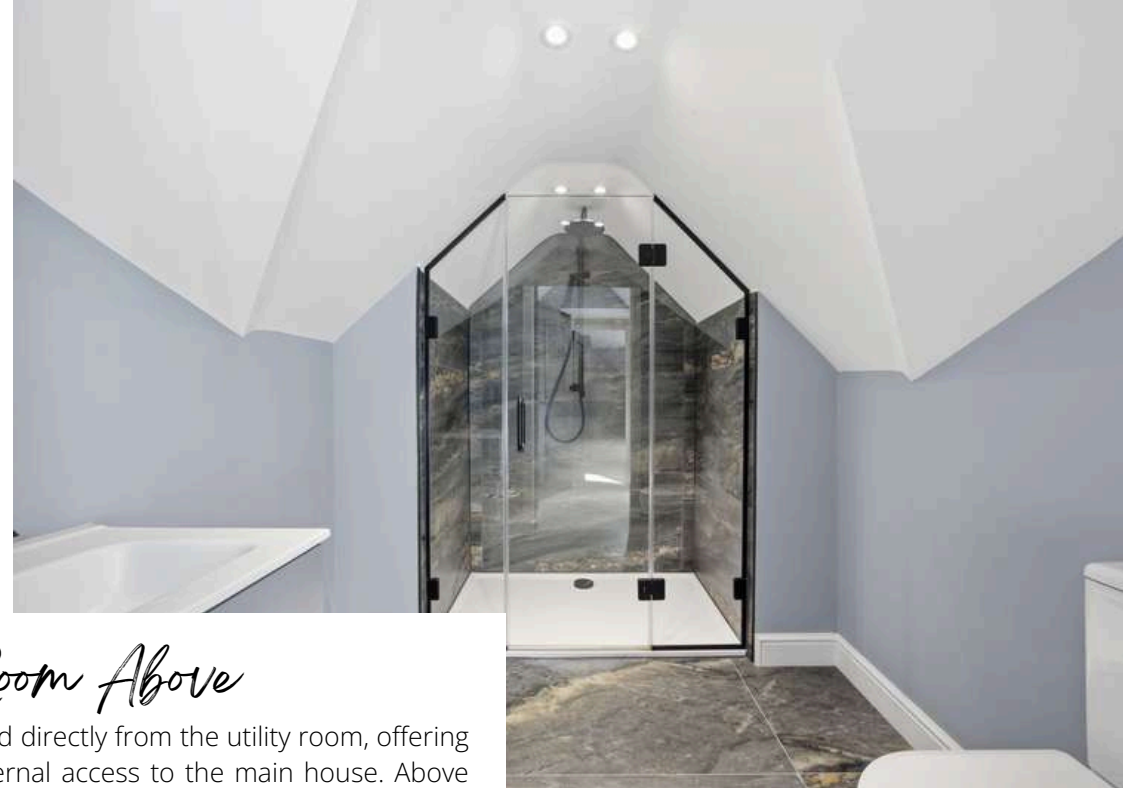
The bedroom accommodation is arranged across the upper floors and comprises five beautifully appointed bedrooms, all with en-suite facilities. Four of the bedrooms also benefit from dedicated dressing areas, enhancing luxury and practicality. The principal suite is an exceptional retreat, featuring a private balcony overlooking the gardens, a fitted dressing area and a luxurious en-suite bathroom finished to a high specification. A further substantial first-floor suite includes a dressing area and an en-suite bathroom with bath and separate shower. Two additional first-floor bedrooms are well proportioned, each with en-suite facilities and dressing areas, ideal for family or guests. The second floor hosts a further private bedroom suite with en-suite shower room, offering a secluded guest space. All bathrooms are finished to a high standard with quality sanitary-ware and premium fixtures.





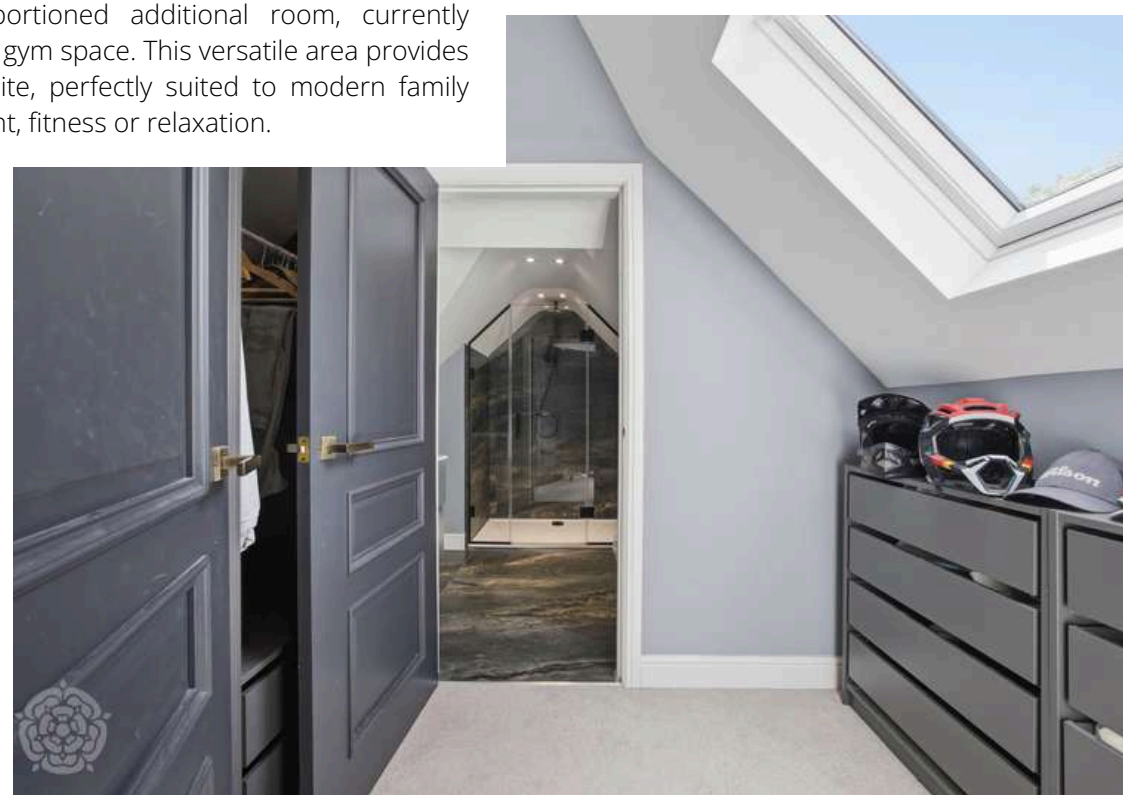
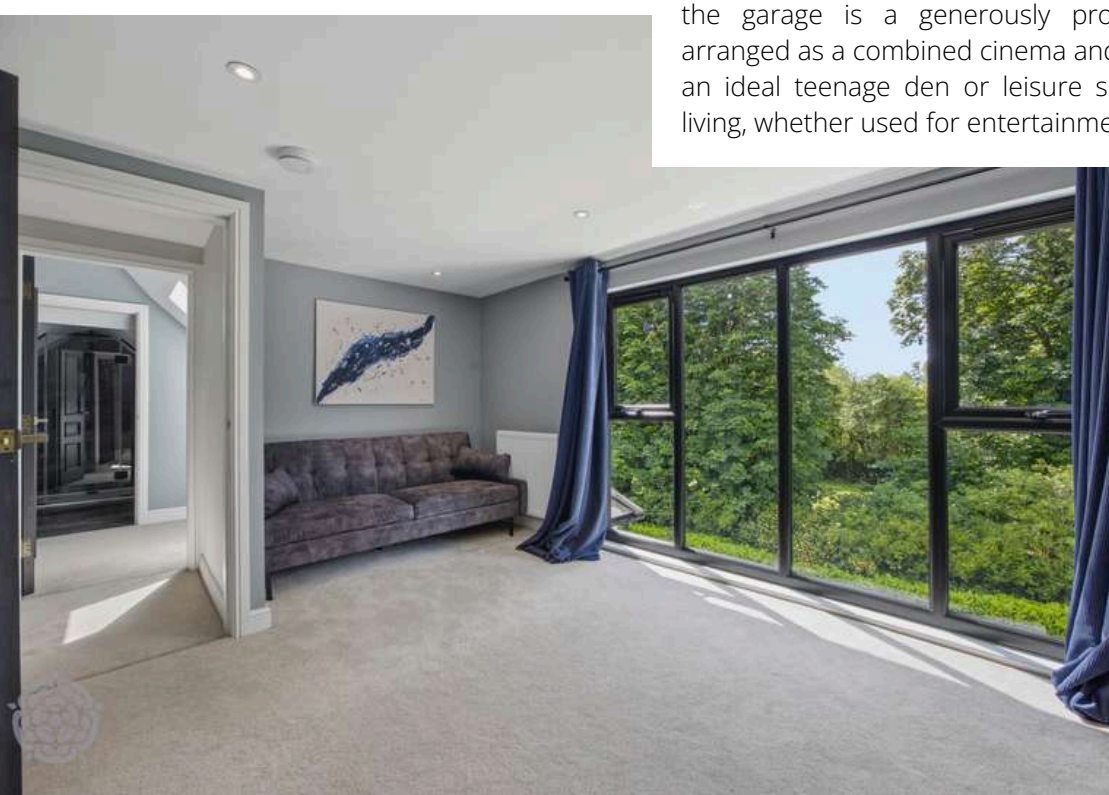






## *Triple Garage & Room Above*

A substantial triple garage is accessed directly from the utility room, offering excellent practicality and secure internal access to the main house. Above the garage is a generously proportioned additional room, currently arranged as a combined cinema and gym space. This versatile area provides an ideal teenage den or leisure suite, perfectly suited to modern family living, whether used for entertainment, fitness or relaxation.







## *Gardens & Outdoor Facilities*

The property occupies a generous 1.14-acre plot, approached via a sweeping electric-gated driveway. The landscaped gardens have been thoughtfully designed for both relaxation and entertaining, featuring extensive lawns, mature shrub borders, and exceptional privacy. Extensive porcelain-paved terraces surround the property, complemented by composite decking that provides additional seating and leisure areas. At the heart of the grounds is a spectacular heated swimming pool, served by a pool pavilion with shower facilities, changing rooms, and a plant room. The exceptional outdoor entertaining space includes a covered, fully equipped kitchen with a pizza oven, barbecue, refrigeration, and a generous dining area. Multiple fitted electric patio heaters ensure comfortable year-round use, while a striking fire pit creates a focal point for evening gatherings. The beautifully maintained gardens provide a superb setting for this outstanding home.





## Tenure

Freehold

## Council Tax

Local Authority - Warrington

Council Tax Band - F

Annual Council Tax Cost - £3,535

## EPC

EPC Rating - TBC





**TOTAL: 1844 sq. ft, 171 m2**  
**GROUND FLOOR: 1433 sq. ft, 133 m2, FIRST FLOOR: 411 sq. ft, 38 m2**  
**EXCLUDED AREAS: WALLS: 156 sq. ft, 15 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%.



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