



**GASCOIGNE  
HALMAN**

GREENBANK HOUSE, LIMES LANE, WHITLEY

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THE AREAS LEADING ESTATE AGENT



## GREENBANK HOUSE, LIMES LANE, WHITLEY

### Offers in Region of £1,750,000

Greenbank House is an exceptional Georgian-style country residence, discreetly positioned within approximately 3 acres of beautiful private grounds in an idyllic and highly secluded setting. Approached through electric gates, a sweeping gravel driveway curves gracefully towards a central water fountain, turning circle and charming courtyard, immediately setting the tone for this elegant and impressive home.

The property offers beautifully proportioned accommodation extending to over 8,000 sq ft, characterised by high ceilings, generous room sizes and a wealth of original features throughout, including ornate cornicing, sash windows and multiple working fireplaces.

The welcoming entrance hall provides an excellent sense of arrival and leads to the principal reception rooms. The drawing room is a particularly impressive space, showcasing intricate cornicing, large sash windows with plantation blinds and a striking marble open fireplace, ideal for both formal entertaining and relaxed family living. A characterful dining room, easily accessed from the hall, enjoys a further open fireplace and large windows overlooking the courtyard.





Stunning Georgian-style country residence

Set within three acres

Exceptional privacy and gated approach

Beautiful original period features

Impressive reception and entertaining spaces

Six/Seven Bedrooms and Seven Bathrooms

Separate annexe with lift access

Paddock land and landscaped gardens



## GREENBANK HOUSE | LIMES LANE, WHITLEY

The heart of the house is the superb kitchen, which is beautifully appointed and centred around a striking blue Aga. The kitchen is complemented by a pantry and a fully fitted second preparation kitchen, offering excellent functionality for modern living and entertaining. Flowing seamlessly from the kitchen is the bright and spacious garden room/orangery, which enjoys delightful views across the rear gardens and provides an ideal everyday living and dining space.

Further ground floor accommodation includes a generous study with open fire, a fabulous snooker/games room with doors to the garden, an additional sitting room, and two DWCs. A sizeable cellar, accessed via a hatch, from the dining room, provides valuable additional storage.

The first floor is centred around the stunning principal bedroom suite, a beautifully arranged open-plan space featuring large windows overlooking the front courtyard, two contemporary four-piece en-suite bathrooms and a particularly spacious dressing room. There are three further well-proportioned double bedrooms on this floor, each benefitting from its own en suite facilities plus a family bathroom which services the second floor.

On the second floor, there is a further double bedroom, a versatile office/study area with skylighting and an additional storage room. This space could easily be adapted to provide further bedroom accommodation if required.

Positioned separately above the garaging and accessed via both staircase and lift, the annexe offers excellent ancillary accommodation. It comprises a large open-plan kitchen and living area, a spacious double bedroom and a contemporary en suite shower room, making it ideal for guests, extended family or staff.

Greenbank House is set within approximately 3 acres of stunning, landscaped grounds, offering an exceptional degree of privacy and seclusion. The gardens include formal lawns, mature specimen trees and established planting, along with paddock areas ideal for horses or other livestock. To the rear







of the property there is a raised decking area, and a pond feature, creating a wonderful setting for outdoor living and entertaining.

Detached garaging with additional storage is positioned to the front of the property, completing the accommodation. Surrounded by open countryside and enclosed within its own grounds, Greenbank House offers a rare opportunity to acquire an elegant and substantial country home set within 3 acres of idyllic gardens and paddock land, perfectly suited to both family life and entertaining on a grand scale.

### LOCATION

Limes Lane is just over a mile from Junction 10 of the M56 in the beautiful Cheshire location of Whitley and central for surrounding towns and villages including Stockton Heath, Frodsham and Northwich. The major towns and cities such as Liverpool, Manchester, Warrington and Chester are all within easy access. The airports of Manchester and Liverpool can both be reached in 20 to 30 minutes by car. Whitley is well served by both the public sector and private schooling at all levels with The Grange and Cransley schools in easy reach by bus or car. Whitley is a typical farming community in the heart of some of the county's most productive and attractive agricultural land where there are good facilities for riding, cycling and walking and with all other outdoor pursuits including a local golf course close to hand.

### DIRECTIONS

SAT NAV: WA4 4DU

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire West and Chester - Council Tax Band H

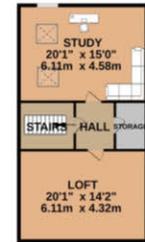
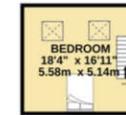
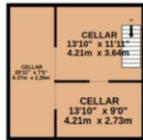


BASEMENT  
444 sq.ft. (41.2 sq.m.) approx.

GROUND FLOOR  
3580 sq.ft. (332.6 sq.m.) approx.

1ST FLOOR  
2942 sq.ft. (273.2 sq.m.) approx.

2ND FLOOR  
1048 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 8032 sq.ft. (746.2 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



**STOCKTON HEATH OFFICE**

01925 860 400

[stocktonheath@gascoignehalman.co.uk](mailto:stocktonheath@gascoignehalman.co.uk)

29 Walton Road, Stockton Heath, WA4 6NJ

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