



The Old Courtyard, Culcheth Hall Drive
Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

Tucked away just off the highly sought-after Culcheth Hall Drive, within an exclusive and prestigious courtyard development, this outstanding five bedroom detached home offers an enviable blend of contemporary family living with a rustic edge in keeping with the woodland. High ceilings and plenty of natural light. Ideally positioned within easy reach of highly regarded primary and secondary schools, as well as the village's charming array of independent shops, restaurants, cafés, medical facilities, and everyday amenities.

Upon arrival, a spacious and welcoming entrance hall immediately sets the tone for the quality and scale found throughout the property. With Karndean flooring throughout the whole property. The ground floor accommodation comprises a cloakroom WC and a beautifully appointed family lounge, complete with a cosy log-burning stove perfect for relaxed evenings.

The true heart of the home is the impressive open-plan kitchen, dining, and family space. Thoughtfully designed, it features an extensive range of matching wall and base units, striking walnut worktops, and high-quality integrated appliances. Expansive floor-to-ceiling windows and bi-folding doors flood the space with natural light while seamlessly connecting the indoors to the beautifully landscaped rear garden. A separate utility room provides additional practicality, offering further storage and space for laundry appliances.



To the first floor, the luxurious principal suite is a standout feature, boasting a stylish dressing area and an elegant en-suite bathroom complete with a freestanding copper bath and contemporary fittings. A second generously sized double bedroom benefits from its own en-suite, while the remaining three bedrooms are well-proportioned and served by a modern family bathroom featuring a freestanding bath. A dedicated home office provides the perfect solution for remote working.

Externally, the property continues to impress. A private driveway offers off-road parking, while the true highlight is the stunning 'L'-shaped landscaped garden. Meticulously designed and enhanced by the current owners from a landscaped garden to this exceptional outdoor space. Featuring ceramic tiled pathways, an outdoor kitchen with a built-in TV seating area, a luxury hot tub with an outdoor shower, and tranquil water features. Surrounded by mature planting and elegant olive trees, the garden is fully equipped with lighting and power, creating an idyllic setting for al fresco dining and long summer evenings.

This remarkable home offers a rare opportunity to acquire a property of exceptional quality in one of Culcheth's most desirable locations.

Entrance Hall

Upon entering the property, visitors are greeted by the sense of light and space in the striking entrance hallway, fitted with karndean flooring which runs throughout the whole house. Above sits a gallery landing, accessed by a bespoke staircase, with a sky light allowing lots of natural lighting. The landing area provides an eye-catching elevated view of the entrance area below and overlooks the front of the property.





Open-Plan Kitchen/Diner And Lounge

The striking open-plan kitchen, with dining and sitting area is a well-proportioned space, five floor to ceiling windows allowing lots of natural light with stunning views over the rear garden accessed via bi folding doors which seamlessly blend the indoor and outdoor spaces.

The kitchen area is fitted with bespoke wall and base units, with walnut worktops and island High specification NEFF integrated appliances include double oven, microwave and steamer. AEG induction hob.

The property also benefits from a cosy lounge, situated to the front of the property which is accessed from the open-plan area. Karndean flooring, and cosy log burner.





Utility Room & Downstairs WC

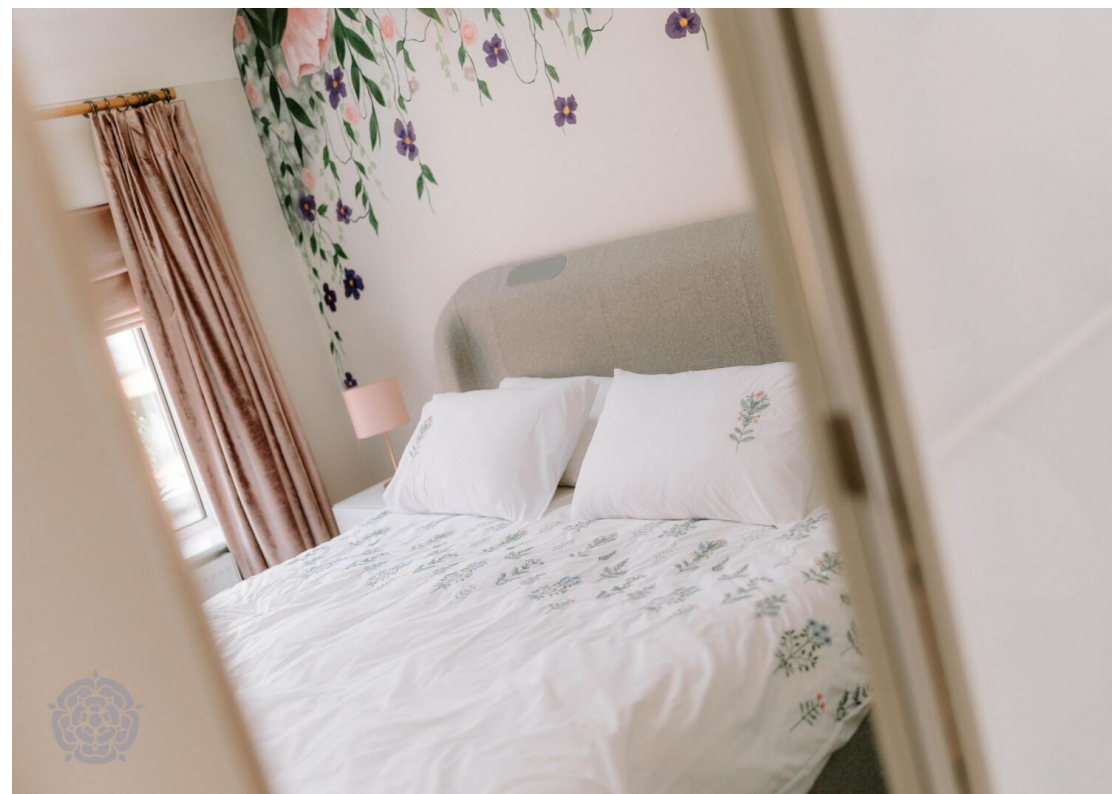
Leading off the kitchen is a separate utility space with base units, Walnut work tops, space for washing machine and dryer with Belfast sink. Integral door leading to the garage. Downstairs WC accessed from the hallway.

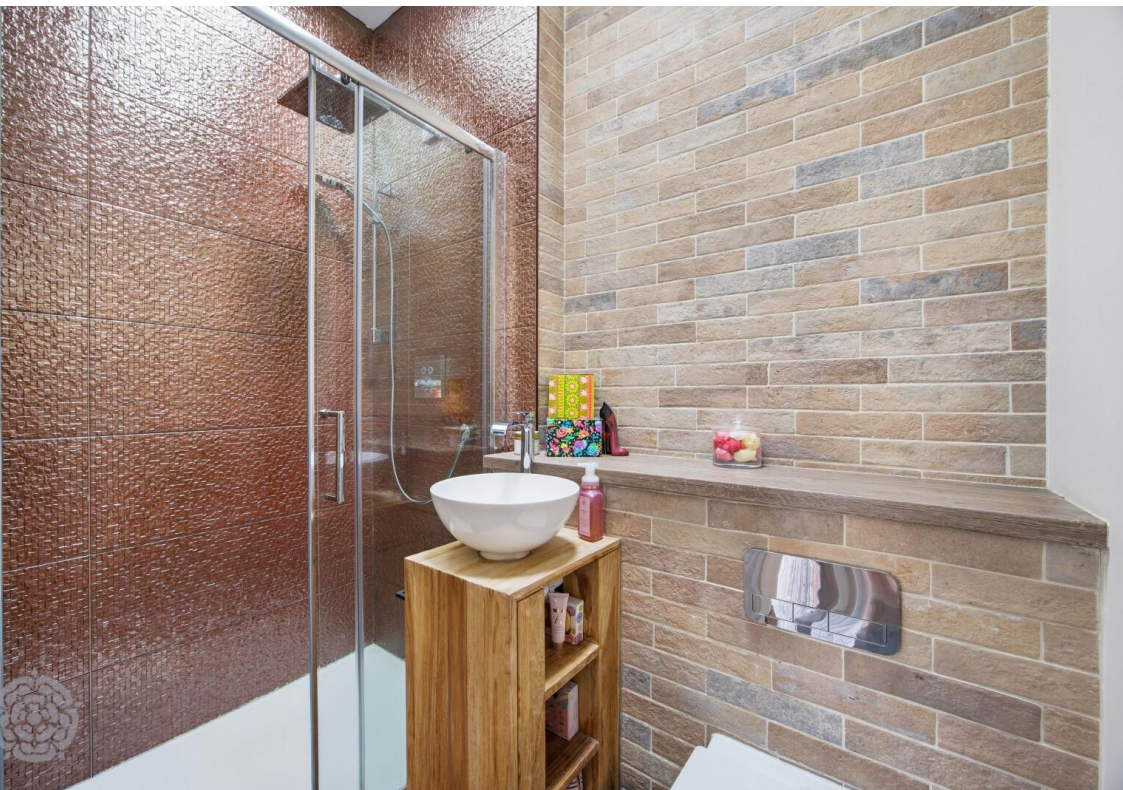




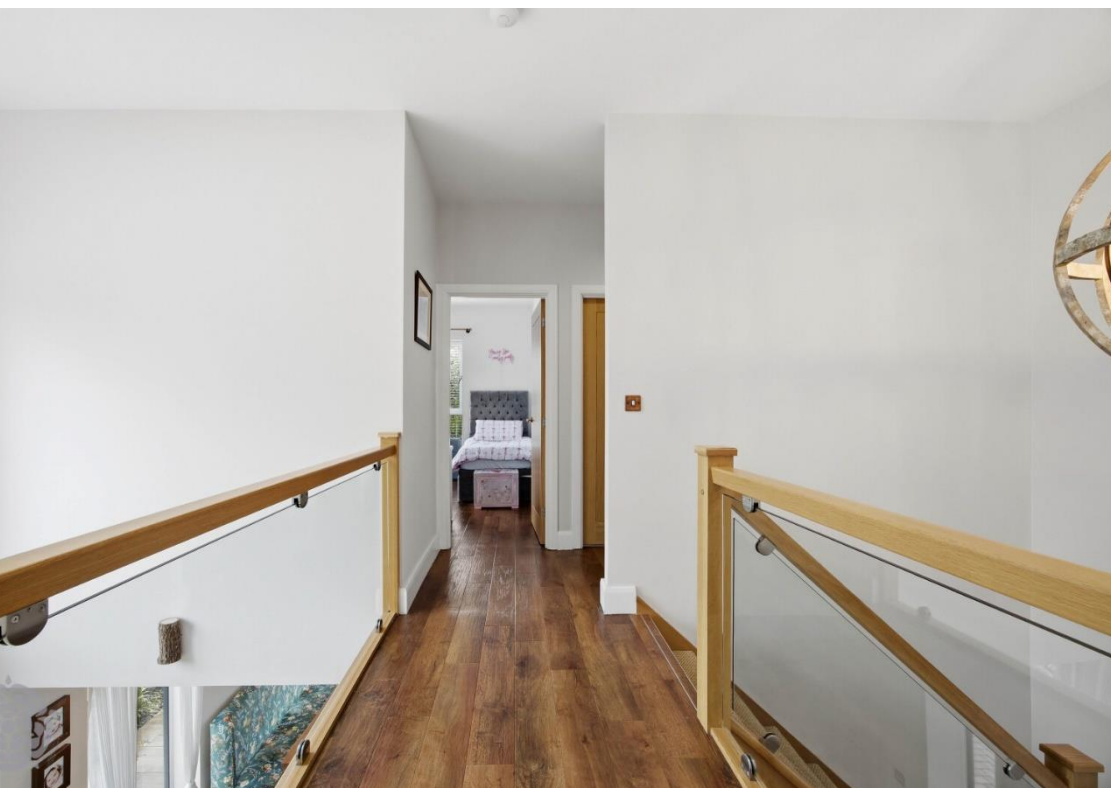
Bedrooms & Bathrooms

There are five generous double bedrooms to the first floor all with Karndean flooring. The master bedroom is a spacious room which incorporates a walk in dressing area. This room has a luxury ensuite bathroom with freestanding copper bath, walk in shower, WC and his and her sink. A further double bedroom also benefitting from ensuite bathroom comprising walk in shower, WC and sink. Two further double bedrooms. Separate Office providing extra working from home space. The family bathroom is tastefully presented and incorporates a free standing bath, separate shower cubicle and low level WC.









Externally

The property is nestled on a prestigious courtyard development with a driveway for two vehicles and a single garage. The wow factor of this prestige property is the 'L' shaped private garden which the current vendors have invested a substantial amount of money and effort in. Ceramic tiled flooring creates walkways around the house, complemented by an outdoor kitchen with a built-in TV sitting area offering scope to be a true outdoor living space. A luxury hot tub with outdoor shower further enhances the setting, while gas has been plumbed in for a fire pit, perfect for entertaining. The garden is surrounded by matured shrubs and olive trees along with tranquil water features, and is equipped with electric and lighting to illuminate the space for summer evenings.

Additional Information

Tenure - Freehold

Local Authority - Warrington

Council Tax Band: G

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 16 Mbps

Superfast 47 Mbps

Ultrafast 10000 Mbps

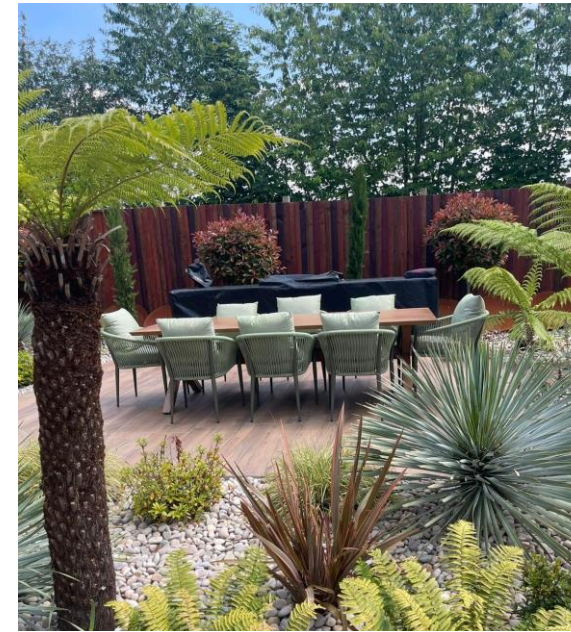
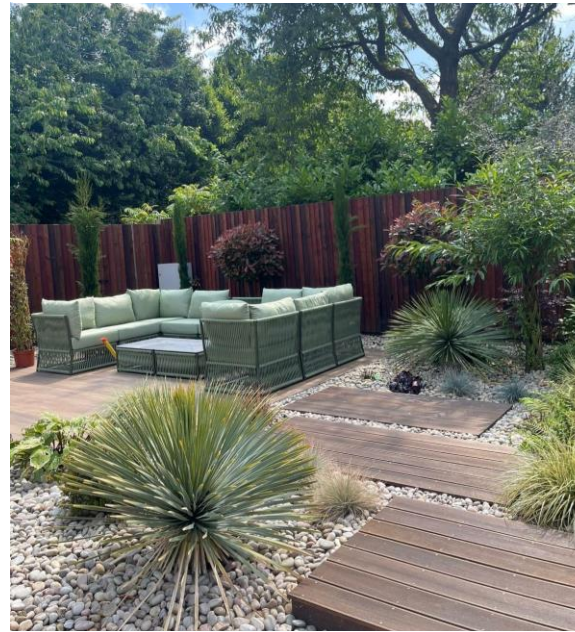
Satellite / Fibre TV Availability

BT

Sky

Virgin

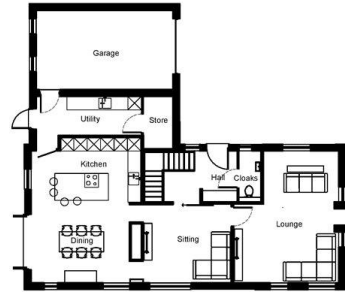
EPC Rating - B





THE WOODLANDS

Plot 3



Lounge - 5.86m x 4.67m (max)
Kitchen/Dining/Sitting Area - 8.84m (max) x 6.47m (max)
Utility - 4.67m x 1.70m
Cloakroom - 2.22m x 0.94m



Master Bedroom - 6.14m (max) x 4.21m (max)
Ensuite 1 - 5.84m x 1.74m
Dressing - 1.69m x 1.97m
Bed 2 - 3.78m (max) x 3.22m
Ensuite 2 - 2.19m x 1.30m
Bed 3 - 4.34m x 2.39m
Bed 4 - 3.46m x 3.34m
Bed 5 - 3.78m x 2.80m
Study/Bed 6 - 2.38m x 1.97m
Bathroom - 2.47m x 2.24m

All images are for illustration purposes only. Furniture is not included and layouts may show optional extras.
Dimensions are subject to change during construction and are provided as an indication only.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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