



# Turret Hall Farm

Stone Pit Lane, Croft



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

\*\*\*A DISTINCTIVE SIX-BEDROOM PERIOD HOME WITH EXCEPTIONAL CHARACTER, SET WITHIN A ONE-ACRE PLOT\*\*\*

Dating back to the 1700s, this charming six-bedroom detached residence is a rare opportunity to acquire a substantial period home full of character and history. Spanning three levels and offering over an acre of mature grounds, this unique property is perfectly positioned for convenient access to the motorway network and highly regarded local schools, making it ideal for families and commuters alike.

Approached via a private, tree-lined driveway with an orchard to one side, the property sits behind a generous lawned garden framed by mature hedging for privacy. A detached double garage/workshop with electric door sits to the side, currently divided into a gym and workshop, and benefits from an ample hard-standing driveway to the front.

Inside, the home retains many traditional features including an impressive staircase, exposed ceiling beams and a striking period fireplace in the sitting room; the top of which was once used as a traditional bread oven. Entered through a storm porch at the front, the main lounge is a spacious and inviting room with sash windows to the front and side, wooden flooring, and a natural flow through to a second reception room. From here, double doors open into a formal dining room, which in turn leads into a large kitchen, creating an ideal layout for entertaining. The kitchen is fitted with a range of wall and base units, with windows to the front and rear and a door providing external access.



Adjacent to the kitchen is a utility room housing the boiler, a Belfast sink, and space for laundry appliances, along with another external door to the rear. From the inner hallway, steps descend to a guest WC, which we have been advised, offers potential to be opened up into a larger cellar area, subject to the necessary works. A cosy snug and an old conservatory (in need of attention) complete the ground floor accommodation.

On the first floor are three generously sized double bedrooms, one with an en suite shower room, along with a spacious family bathroom featuring a raised-level jacuzzi bath, separate shower cubicle, WC, bidet, and vanity basin. The second floor hosts two further double bedrooms and an additional en suite shower room.

Externally, a courtyard-style patio wraps around the side and rear of the property, offering a delightful setting for al fresco dining and relaxation.

While the home has been lovingly maintained over the years, it offers prospective buyers a wonderful opportunity to update and modernise to suit individual tastes, all while preserving the wealth of character that makes this property so special. If you're seeking a distinctive family home with historical charm, generous living space, and huge potential then this exceptional property must be viewed to be fully appreciated.

## *Reception Rooms*

This delightful period property is entered via a front storm porch, opening into a generously sized main lounge, which is a bright, welcoming room with UPVC sash style double glazed windows to the front and side, wooden flooring, and exposed ceiling beams. This space offers an elegant setting for everyday living, which flows through to a second reception room, ideal as a formal sitting room. From here, double doors lead into the spacious dining room, which opens directly into the kitchen and provides access to a covered patio area, perfect for entertaining.

The snug is a character-rich room that showcases the home's heritage, featuring a log-burning stove set into a stunning exposed brickwork period fireplace, with the original bread-oven top still in place. Traditional features such as a ceiling-mounted clothes drying rack and ceiling meat hooks further add to the charm. This room also leads into an old conservatory, currently not in use and in need of renovation, but offering future potential.





## *Kitchen/Dining/Utility*

The large kitchen is fitted with a range of wall and base units and benefits from windows to both the front and rear, offering pleasant views and ample natural light. It connects seamlessly to the dining room, creating a sociable layout, and has a door providing convenient access to the outside, ideal for al fresco dining.

Located adjacent to the kitchen, the utility room houses the boiler and includes a Belfast sink, with space and plumbing for a washing machine and tumble dryer, with an external door leading to the rear of the property. From the inner hallway, steps lead down to a guest WC. The current owner advises this space has the potential to be opened up to access a larger cellar area, subject to appropriate works. It is also worth noting that the current owner obtained planning permission to build a large family room above the kitchen.

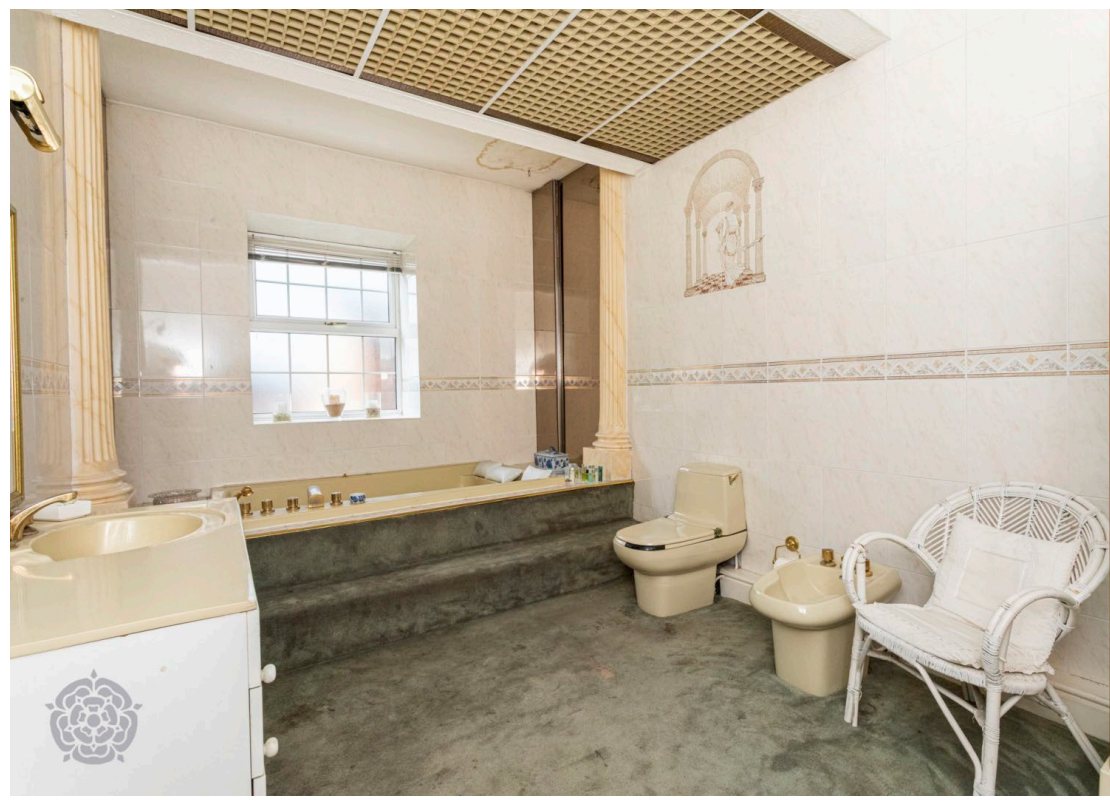




## *First Floor*

The first floor hosts three generously proportioned bedrooms, including one with an en suite shower room. A large family bathroom serves the remaining rooms and features a raised-level jacuzzi bath, separate shower cubicle, WC, bidet, and a fitted vanity unit with hand basin. Period charm continues throughout with large UPVC sash effect double glazed windows and original detailing.





## *Second Floor*

The second floor comprises two further spacious double bedrooms. One benefits from a private en suite shower room, making it ideal for guests, older children, or live-in relatives.





## External Areas

Set within approximately one acre of mature grounds, the property is approached via a private, tree-lined driveway, flanked by an orchard to one side. A generous front lawn is enclosed by mature hedging, providing privacy and a beautiful outlook.

To the side of the house is a detached double garage/workshop with an electric door. Currently, the space is split into two zones; one serving as a garage/workshop, the other as a home gym. A hard-standing area at the front provides ample off-road parking.

Outdoor living is well catered for with a courtyard-style patio to the side and rear of the property, perfect for summer dining or peaceful relaxation, with potential to further landscape or develop the outdoor space to suit your lifestyle.



## Additional Information

Tenure:- Freehold

Local Authority:- Warrington

Council Tax Band:- H

Annual Price:- Approximately £4,563 per annum

Flood Risk:- Very low

Mobile coverage:-

EE

Vodafone

Three (outside only)

O2

Broadband:-

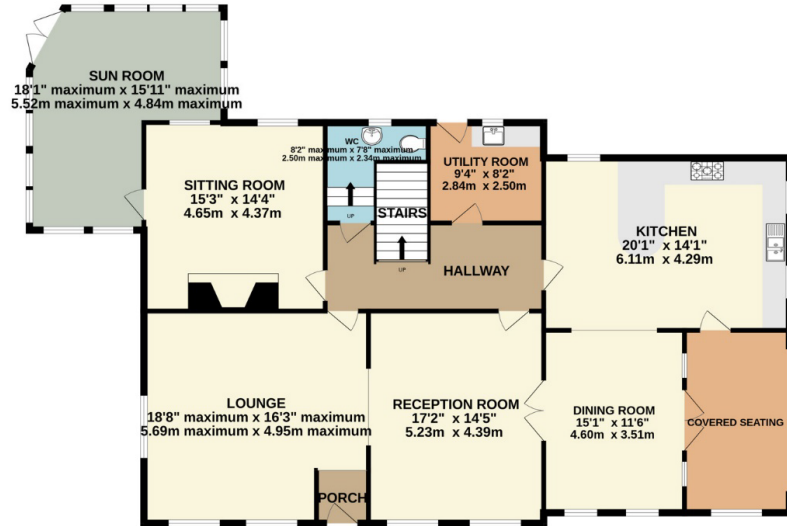
Basic: 3 Mbps

Superfast: 80 Mbps

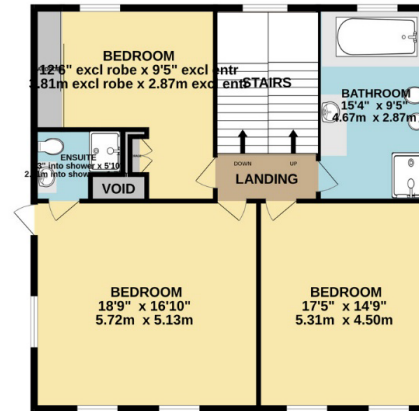
*EPC Rating - To be confirmed*



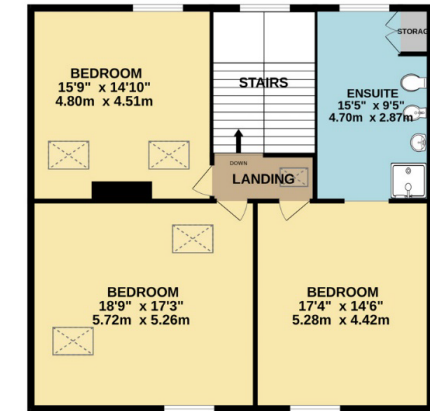
GROUND FLOOR  
1851 sq.ft. (172.0 sq.m.) approx.



1ST FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



2ND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 3980 sq.ft. (369.7 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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