Appleton







£1,200,000

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Appleton
Stretton Road

FORMER DAIRY FARM | RE-BUILT IN 2005 | ANCILLARY ACCOMMODATION | STUNNING DINING HALL | SEMI-RURAL LOCATION | SUBSTANTIAL ACCOMMODATION | CHARM & CHARACTER | UNDERFLOOR HEATING. Beautifully appointed home offering excellent family accommodation boasting period style features. Presented over two storeys comprising a dining hall, vestibule & cloakroom, lounge, sitting room, family room, dining room, dining kitchen and utility whilst to the first floor, there is a principal suite, three further bedrooms, 'Jack & Jill' en-suite and a family bathroom. Landscaped gardens, courtyard, triple garage and a self contained studio/annexe.

'Cross Farm' formerly a dairy farm of note until its closure and redevelopment circa 2005 resulting in this, the farmhouse and four further conversions. Following our clients' purchase in 2018, substantial investment has been undertaken culminating one of the finest farmhouses boasting sizeable accommodation whilst retaining it's character.

Worthy of special mention include the spectacular dining hall measuring nearly eight metres by five, decorated with oak panelling, a limestone fireplace and an oak staircase, open-plan oak dining kitchen complete with 'Aga' housing five ovens and three hotplates. Finally a studio / annexe located above the triple garage providing ancillary accommodation to the main house which would be ideal for dependent relatives, young adults or an investment return.

The main farmhouse consists of two storey accommodation comprising a traditional entrance porch with an oak front door opening into the dining hall which currently features a magnificent twelve seated dining table, however, a larger table can be accommodated, rear vestibule and cloakroom with decorative tiling, lounge with feature 'inglenook' and stove, sitting room again with a feature fireplace, family room, dining room with two sets of 'French' doors opening into the dining kitchen boasting an oak kitchen and utility. The first floor includes the principal suite with lobby, bedroom, dressing room and en-suite, bedrooms two and three served by a 'Jack & Jill' en-suite, bedroom four and the main bathroom accessed from both the landing and bedroom. Externally, the property is accessed via electric gates into a walled courtyard with a triple garage facility, landscaped gardens and a self contained studio / annexe sited above the garages providing ancillary accommodation.

An internal inspection is essential to not only appreciate the above, but the period detailing as well as present day technology such as under floor heating and surround sound.

Accommodation

Ground Floor

Entrance Porch
6'3" x 6'1" (1.91m x 1.86m)
Attractive entry with brick and timber detailing, wall light points and a solid oak front door with a frosted double glazed panel leading to the:

Dining Hall
26'1" x 17'9" (7.96m x 5.42m)
A most impressive reception featuring a limestone fireplace hosting a living flame fire, oak panelled feature wall, several picture lights, tiled flooring, oak staircase and a video entry phone system.

Rear Vestibule
8'3" x 7'8" (2.53m x 2.36m)
Again accessed through a solid oak door and tiled flooring with decorative detailing leading to the:

Cloakroom
7'0" x 3'8" (2.15m x 1.14m)
Two piece suite including an oval shaped wash hand basin mounted onto an oak vanity unit and a low level WC completed with oak panelling.

Lounge
24'7" x 17'9" (7.50m x 5.43m)
A striking principal entertaining room boasting a feature inglenook housing a remote control living flame gas fired stove.

Sitting Room
16'4" x 12'8" (4.99m x 3.87m)
Located off the dining hall and accessed via glazed double doors, this beautifully appointed room enjoys a living flame coal effect gas fire with a metallic inset, granite hearth and an oak surround as the centre-piece. Picture lights, continuation of the tiled flooring and glazed oak double doors leading to the:

Family Room
14'5" x 13'2" (4.40m x 4.03m)
Dual aspect room including a continuation of the tiled flooring and glazed oak double doors leading to the:

Dining Room
14'0" x 13'2" (4.27m x 4.03m)
Dual aspect room with 'French' doors opening onto the side and rear gardens, continuation of the tiled flooring and an opening to the:

Dining Kitchen
16'3" x 15'7" (4.96m x 4.75m)
Oak 'Farmhouse' fitted kitchen comprising a comprehensive range of matching base, drawer and eye level units including illuminated display cabinets and pelmet lighting complemented with a five oven and triple hotplate electric 'Aga' cooker complete with an extractor above set into a carved oak recess. Furthermore, there are integrated appliances including a coffee machine, microwave oven, warming drawer and dishwasher. In addition, a centre island with a further sink unit set in a granite surface, recycling bin, wine fridge, basket drawers and further cupboard storage. Double 'Belfast' sink unit set in a granite work surface with a chrome mixer tap, continuation of the tiled flooring and a video entry phone system.

Utility Room
10'11" x 7'7" (3.35m x 2.33m)
Fitted with a range of matching full height, base, drawer and eye level units providing excellent storage, in addition to a further cupboard housing the wall mounted 'Alpha CD 24R gas boiler'. Stainless steel single sink drainer unit with mixer tap, oven and grill, tiled flooring and a solid oak door to the rear.

First Floor

Landing
32'4" x 4'7" max (9.88m x 1.42m max)
Solid oak flooring and an airing cupboard.







Principal Bedroom Suite

Inner Lobby
6'2" x 4'7" (1.88m x 1.41m)

Bedroom One
17'10" x 11'10" (5.46m x 3.62m)
Dual aspect with views to both the front and rear.

Dressing Room
12'9" x 7'7" (3.91m x 2.32m)
Comprehensive range of fitted wardrobes with twin mirrored panels providing hanging and shelving space.

En-Suite Bathroom
14'9" x 7'7" (4.52m x 2.32m)
Tiled 'Jacuzzi' bath with a wall mounted television, twin wash hand basins mounted onto a vanity unit with chrome mixer taps and mirror above, shower cubicle with thermostatic shower and a low level WC. Fully tiled walls and flooring complete with a chrome ladder heated towel rail.

Bedroom Two
16'3" x 12'7" (4.97m x 3.84m)
Solid oak flooring, inset lighting and a door leading to the:

Jack & Jill En-Suite Shower Room
8'9" x 5'8" (2.68m x 1.74m)
Positioned between bedrooms two and three, comprising a tiled enclosure with a feature wall and thermostatic shower, wash hand basin set into a vanity unit and a low level WC.Jack & Jill En-Suite Shower Room. Solid oak flooring and a chrome ladder heated towel rail.

Bedroom Three
16'4" x 11'1" (4.99m x 3.40m)
Solid oak flooring, inset lighting and a door leading to the 'Jack & Jill' en-suite.

Bedroom Four
13'10" x 10'9" (4.22m x 3.30m)
Solid oak flooring, inset lighting and a door leading to the main bathroom providing an en-suite facility.

Bathroom
10'7" x 5'8" (3.25m x 1.73m)
Accessed from the landing and bedroom four, this four piece suite includes a tiled bath with mixer shower head, tiled enclosure with a thermostatic shower, pedestal wash hand basin with chrome mixer tap and a low level WC. Fully tiled walls with subtly contrasting tiled flooring, chrome ladder heated towel rail, shavers point and an extractor fan.







Outside
The property is accessed via communal timber electric gates and then immediately to the left there are a further set of electric gates taking you into a private walled, block paved courtyard providing parking for several cars, 'EV' charging point and a triple garage with a studio above. Adjacent to the courtyard, through a gate lies the lawned gardens with farmhouse metal fencing stretching around to the side featuring patio areas, tree house, lighting and power points. The front enjoys further lawned gardens set behind a hedgerow and stone wall with a picket gate leading to the entrance.

Self Contained Studio / Annexe

Ground Floor Entrance
Accessed through a solid oak front door with tiled flooring, electric wall heater, inset lighting and a particularly wide staircase, wide enough to accommodate a stair lift leading to the upstairs studio.

First Floor Studio / Annexe
38'6" max x 16'4" (11.75m max x 4.99m)
Open-plan accommodation featuring lounge, dining, bedroom cooking facilities and a separate shower room. The open-plan space can be sub-divided, however, in its present format, it includes a range of base, drawer and eye level units, integrated fridge/freezer, one and a half bowl, stainless steel, single sink, drainer unit with mixer tap set in a granite work surface and space for a washing machine. Double glazed 'Velux' windows, electric wall heaters, ceiling speakers and double glazed 'French' doors opening out onto a 'Juliet' balcony.

Shower Room
6'5" x 4'8" (1.98m x 1.43m)
Tiled enclosure with a thermostatic shower, wash hand basin mounted onto a vanity unit with mixer tap and a low level WC. Chrome ladder heated towel rail, tiled flooring with matching tiled walls, inset lighting and an extractor fan.

Triple Garage
33'3" x 20'3" (10.16m x 6.18m)
Three remote control up 'n' over doors.

Tenure
Freehold.

Council Tax
Band 'G' - £4,065.91 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 4SG

Possession
Vacant Possession upon Completion.





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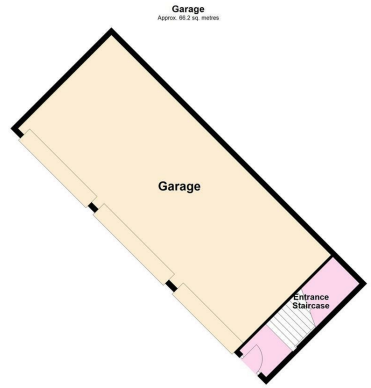
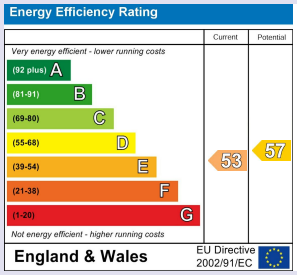
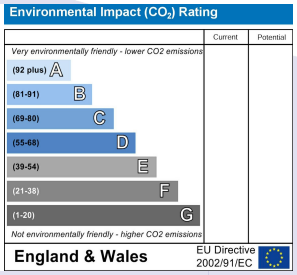
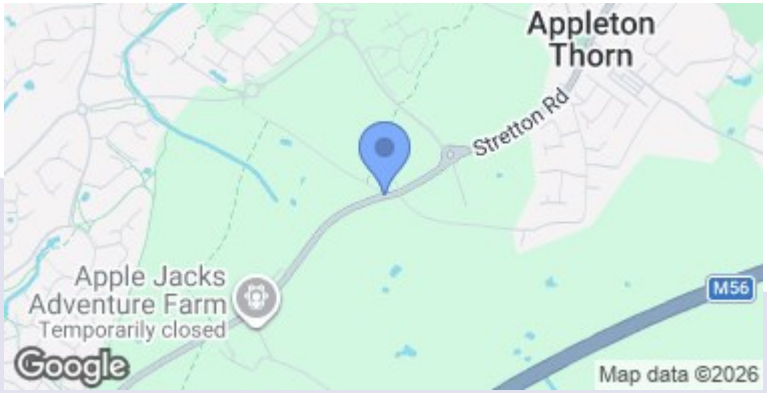


Location

Neighbouring 'Cross Farm' are Appleton Thorn, Appleton and Arley being sought after rural districts to the south of Warrington, close to Stockton Heath village and Lymm. Appleton Thorn itself has a thriving village community. The village hall regularly hosts community events including beer festivals, BBQs and an annual village fete known as 'Bawning of the Thorn'. There is also a chuch and a most welcoming pub that hosts regular quiz and open-mic nights. The property is ideally located for walking in the 'Dingle' woodlands and for cycling in the Cheshire countryside. The M6 and M56 motorway networks provide easy access to local towns and cities and some of Warrington's most highly regarded schools are on the doorstep, including Grappenhall Heys Primary School (Ofsted Outstanding in all areas), Appleton Thorn Primary School, Bridgewater and Lymm High School making this a most attractive place to bring up children.







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