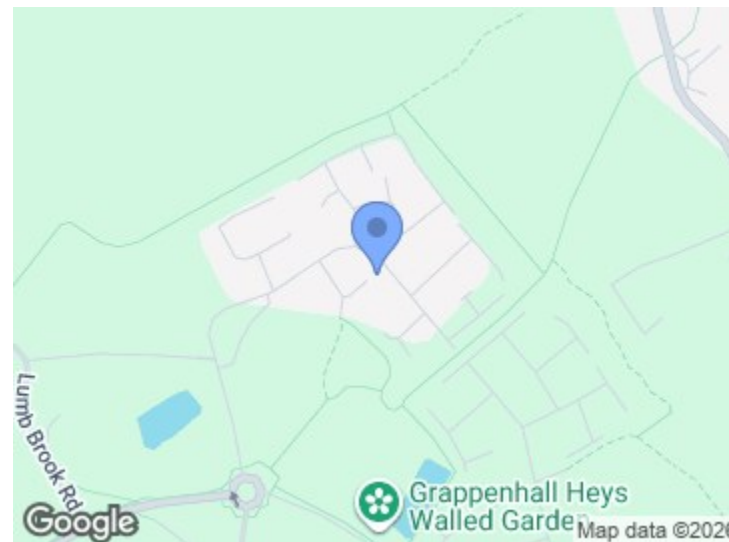


Grappenhall Heys

Location

Grappenhall Heys is a particularly attractive suburb nestled south of Warrington. The area boasts a picturesque and historic walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys also boasts a highly regarded primary school which has again been recently assessed by 'OFSTED as OUTSTANDING'. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, bars, cafés and restaurants. Residents also benefit from excellent transport connections which are within easy reach of the M6 and M56.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Probably the **FINEST** Home in Grappenhall Heys | Set Behind **WROUGHT IRON GATES** within its Own Grounds | **EXTENDED & REFURBISHED** | **STUNNING PRESENTATION** | Beautiful Detached **GARDEN ROOM** | **'SMITHFIELDS'** Kitchen, **CENTRE ISLAND**, **SIEMENS Appliances** & **Bi-Folding Windows**, Family Room with **GALLERIED Ceiling**, **GLASS GALLERIED Mezzanine**. Too much to list, make a viewing to appreciate this three storey house situated in one of the most sought after locations comprising an entrance porch, vestibule and hall, WC, lounge, study/snug, dining kitchen, family room, bar, further lounge accessed from the family room and a utility. The remaining accommodation includes five bedrooms, two dressing rooms and three bathroom/shower rooms. Landscaped 'Wellness' garden, and a detached 'Garden Room' bordering the 'Duck Pond' with bi-folding doors

£1,250,000

Grappenhall Heys

Wolfe Close



Probably the best property at 'Grappenhall Heys' overlooking the 'Duck Pond'. Standing proud, our clients' property is the largest of the designs built by Messrs 'Countryside Homes'. Over recent years, the property has been substantially extended and refurbished resulting in an outstanding residence of substance.

Features worthy of special mention include the glass galleried evening lounge with stunning views, family room with vaulted ceiling, solid fuel burning stove and bi-folding doors, bespoke dining kitchen and centre island supplied by 'Smithfields' of Stockton Heath, custom-made fitted study/snug, Italian 'Porcelanosa' tiles with underfloor heating to the majority of the ground floor and last but not means least the architecturally designed garden room bordering the 'Duck Pond' supplied by 'Garden Rooms of Cheshire'

Early viewing is essential to avoid disappointment as this 'one off' will certainly create a stir. Nestled in the corner, this property is one of only five situated on Wolfe Close overlooking the 'Duck Pond'. This 'Jewel in the crown' is set behind electric gates and is presented over three storeys with accommodation comprising an impressive entrance porch with imposing double doors, entrance vestibule and hallway, WC, lounge with two sets of 'French' doors and a media wall providing a recess for a 90" television, bespoke fitted study/snug including a work station set into the bay, dining kitchen boasting a centre island, 'Siemens' appliances, Quartz and bi-folding windows opening onto the garden, family room with galleried ceiling, bar with granite surface and an American white oak open plan staircase leading to a glass galleried evening lounge with stunning views.

The first floor accommodation, accessed via a turning staircase includes a landing, principal bedroom, dressing room fitted with a comprehensive range of furniture and 'French' doors opening onto the balcony and a four piece en-suite bathroom complete with basins and a television, dual aspect second bedroom with a 'Jack & Jill' en-suite and bedroom three with dressing which in turn leads to the 'Jack & Jill' en-suite. The second floor comprises two further bedrooms and a shower room.

Externally, the property is accessed through wrought iron gates into a block paved driveway with an Italian water fountain providing access to the landscaped garden area adjacent to the 'Duck Pond' and 'Garden Room'. The rear garden is themed for relaxation and wellbeing as it includes two areas with artificial turfed areas, 'Porcelanosa' tiles, raised borders, water feature surrounding the hot tub area. In addition, there is a Japanese garden, ice bath, sauna and hot tub which can be available by separate negotiation screened by conifers.

Accommodation

Entrance Porch

10'2" x 5'4" (3.10m x 1.64m)

An impressive entrance via frosted double glazed 'Composite' double doors into a generous space cloaks cupboards and bench seating with shoe storage. 'Porcelanosa' tiled flooring with underfloor heating and a glazed oak door leading to the:

Entrance Vestibule

6'9" x 6'0" (2.08m x 1.84m)

Continuation of the 'Porcelanosa' tiled flooring with underfloor heating and ceiling cornicing.

WC

6'10" x 2'7" (2.10m x 0.81m)

Fully tiled two piece suite including a wash hand basin set on a floating vanity unit with drawer storage below and an illuminated mirror above complete with a low level WC.

Entrance Hall

15'0" x 10'1" max (4.58m x 3.09m max)

Continuation of the 'Porcelanosa' tiled flooring with underfloor heating, turning staircase to the first floor with storage and a double glazed window on the half landing.

Inner Hall

3'5" x 3'4" (1.05m x 1.02m)

Continuation of the 'Porcelanosa' tiled flooring with underfloor heating and a glazed door to the:

Lounge

21'3" x 13'9" (6.50m x 4.21m)

This well proportioned room, formerly the kitchen, boasts a rear aspect with views over the gardens, in addition, to a 'Media Wall' housing space for a 90" television with storage below. Aluminium double glazed 'French' doors opening onto both garden areas with a further window to the side and underfloor heating.

Study

15'1" x 10'11" (4.60m x 3.34m)

Accessed through glazed double doors from the hallway with a continuation of the 'Porcelanosa' tiled flooring with underfloor heating. Fitted with bespoke cabinetry providing space for a flat screen television with adjacent illuminated display shelving and cupboard storage below, in addition to a matching work station with cupboard storage set into the double glazed bay window. Double glazed window to the front elevation with shutters, ceiling rose and ceiling coving.

Dining Kitchen

21'6" x 12'5" (6.57m x 3.79m)

Designed and supplied by locally recognised 'Smithfields'. Comprehensively fitted with a range of 'textured concrete' full height units providing a range of shelving and rack storage, in addition to a further range of matching base level units providing additional storage. Complementing the kitchen are a selection of integrated appliances including two 'Siemens' steam ovens, microwave oven, warming drawer, dishwasher, refrigerator, freezer and recycling bins. Completing the scene is a generous centre island including a breakfast bar boasting an induction hob with a downdraft extraction set into a quartz surface, wine fridge, drawer storage and a six seater serving. One and a half bowl sunken sink unit with 'Quooker' tap set into a quartz work surface with bi-folding windows opening onto an external serving area. 'Porcelanosa' tiled flooring with underfloor heating, inset lighting, double glazed window to the front with shutters and twin openings to the:

Family Room

17'9" x 16'8" (5.43m x 5.09m)

Again fitted with the 'Porcelanosa' tiled flooring with underfloor heating, this room is worthy of special note, boasting a vaulted ceiling with feature tiled wall and decorative timber acoustic panels, aluminium double glazed bi-folding doors opening onto the garden, solid fuel burning stove vented through the ceiling, 'Velux' windows, and a staircase to the mezzanine level combined with a purpose built:



Bar

16'1" x 8'0" (4.92m x 2.45m)

Purpose built bar with granite serving facility, shelving, glass racking and wine rack. Continuation of the 'Porcelanosa' tiled flooring with underfloor heating, inset lighting and a double glazed window to the side elevation.

Mezzanine Den

17'1" x 16'3" (5.23m x 4.97m)

Of particular note has to be this outstanding mezzanine which is access from the family room via a glazed oak staircase into this light and airy entertaining space boasting full glass to the front complemented by 'Velux' windows set into the vaulted ceiling exuding an abundance of light, polished wooden flooring and inset lighting.

Utility Room

10'11" x 6'0" (3.33m x 1.85m)

Fitted with a range of matching base and eye level units, one and a half bowl stainless steel single sink drainer unit with mixer tap set in a wooden work surface, tiled splashback and space for both a washing machine and dryer below. Cupboard housing the boiler, double glazed door to the side elevation and 'Porcelosa' tiled flooring with underfloor heating.

First Floor

Landing

19'5" max x 10'0" max (5.93m max x 3.07m max)

Turning staircase with a double glazed window on the half landing, inset lighting, airing cupboard, staircase to the second floor and two central heating radiators.

Bedroom One

14'10" x 12'5" (4.54m x 3.79m)

Contemporary living flame remote control electric 'Gazco' fire with a pebble effect, double glazed windows to the front and side elevations, ceiling rose, ceiling coving and glazed double doors to the:

Dressing Room

10'1" x 8'3" (3.09m x 2.54m)

Comprehensively fitted with a range of units providing hanging, shelving and drawer space, full height mirror and double glazed 'French' doors opening onto the:

Balcony

10'4" x 5'7" (3.16m x 1.72m)

Views over the 'Duck Pond' and wrought iron railings.

En-Suite Bathroom

11'5" x 6'0" (3.48m x 1.84m)

Individually designed to incorporate both a wet room area and traditional bathroom space. The wet room area includes an angled tiled bath with built in mirrored television, thermostatic shower with 'rain-shower' and retractable heads, glazed screening and illuminated display shelving, feature tiled wall and inset lighting. Adjacent, there are twin wash hand basins set into a vanity unit with wall mounted mixer taps, drawer storage below and an illuminated mirror above complete with a low level WC. Tiled flooring with underfloor heating frosted double glazed window to the rear elevation and an extractor fan.

Bedroom Two

14'9" x 13'9" (4.52m x 4.20m)

Dual aspect with double glazed windows to both the side and rear elevations, double wardrobe providing hanging and shelving space, acoustic timber panelling set either side of the double bed, ceiling coving, loft access and a double central heating radiator.

Jack & Jill En-Suite Shower Room

7'5" x 6'2" (2.27 x 1.90m)

Tiled cubicle including a thermostatic shower with both rain-shower and retractable heads, pedestal wash hand basin and a low level WC. Tiled flooring with contrasting tiled walls, inset lighting, shavers point and an extractor fan.

Bedroom Three

13'5" x 10'11" (4.11m x 3.34m)

Double glazed window to the front elevation, ceiling coving and a central heating radiator.

Dressing Room

11'0" x 7'8" (3.36m x 2.36m)

Polished wooden flooring, inset lighting, frosted double glazed window to the side elevation and a double central heating radiator.

Second Floor

Landing

12'4" (2'10") x 10'3" (6'2") (3.76m (0.88m) x 3.13m (1.88m))

Walk-in storage room, double glazed 'Velux' window and a central heating radiator.

Bedroom Four

16'11" x 12'7" (5.18m x 3.84m)

Double wardrobe providing hanging and shelving space, eaves storage, laminate flooring, double glazed window to the front elevation, 'Velux' window to the rear, inset lighting and a central heating radiator.

Bedroom Five

16'11" x 11'1" (5.18m x 3.39m)

Triple aspect with both 'Velux' and double glazed windows, storage cupboard, eaves storage and a double central heating radiator.

Shower Room

10'2" x 4'9" (3.11m x 1.45m)

Tiled cubicle housing a thermostatic shower with both rain-shower and retractable heads, vanity wash hand basin with cupboard storage below, chrome mixer tap and a mirrored cabinet complete with a low level WC. Part tiled walls with subtly contrasting tiled flooring, inset lighting, shavers point and a double central heating radiator.

Outside

Garden Room

28'1" x 18'2" (8.58m x 5.55m)

Architecturally designed and constructed by 'Garden Rooms of Cheshire'. This bespoke timber and slate entertaining room takes full advantage of the contours bordering the picturesque 'Duck Pond'. On entry, you are greeted with a super open space which has themed areas including a games section and cinema / television part both of which are designed around the focal feature of the 'Duck Pond' through bi-folding doors. Wood effect tiled flooring, air conditioning and heating unit, ceiling speakers 'Sonas' surround sound, 'LED' mood lighting, double glazed window to the side elevation and a spotlighting above the pool table. Externally, the front has been landscaped with bench seating, tiling, glass balustrade and canopy.

Garage

15'8" x 8'4" (4.80m x 2.56m)

Vehicular access via double doors, double glazed window, light and power.

Tenure

Freehold.

Council Tax

Band 'G' - £3,853.64 (2025/2026)

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 3DT

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

