



# Mill Lane, Higher Walton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Barn Conversion
- Ample Living Space
- Elegance and Charm
- Picturesque Countryside
- Parking Available
- Four Bedrooms
- Traditionally Features
- Gorgeous Garden
- Freehold
- Desirable Location

## INTERIOR

Entry into this charming home begins through a beautiful and spacious porch. Inside, the welcoming hallway showcases traditional oak beams, adding warmth, character, and a touch of rustic charm. In fact, wooden beams feature throughout the entire property, offering a consistently desirable and timeless detail that enhances the home's overall appeal.

To the front of the home is the stylish kitchen/breakfast room, which perfectly blends countryside character with modern sophistication. It features sleek countertops and cabinetry, integrated appliances, and a convenient central island, ideal for everyday living.

At the rear of the property, both the dining room and lounge open onto the garden through French doors. The lounge is especially inviting, with exposed wooden beams and a cosy fireplace, the perfect place to relax and unwind. Completing the ground floor is a WC and additional storage space.

Upstairs, the first floor offers four generously sized bedrooms and a well-appointed family bathroom. The master bedroom benefits from a contemporary En-suite and a skylight that fills the space with natural light. Other bedrooms are also bright and airy, some featuring skylights, and all are neutrally decorated with tasteful wooden accents. Additional storage is available under the eaves.

## EXTERIOR

Tucked away at the end of a private, tree-lined driveway, this property is set within a well-maintained communal courtyard, surrounded by picturesque countryside. The courtyard offers ample off-road parking for both homeowners and guests, adding convenience to the peaceful setting, additional to this there is also a garage. To the rear, the garden is enclosed by mature privacy hedges and attractive brick walls, creating a secluded and tranquil outdoor space. A paved patio runs along the back of the house, ideal for outdoor furniture and summer barbecues. Beyond the patio lies a beautifully landscaped lawn, dotted with well-kept shrubs and trees. At the far end of the garden, you'll find a handy storage shed and a charming, sun-filled greenhouse.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private
- Broadband Availability: Up to 154Mb (Via BT)



## LOCATION

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland which is open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** G

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

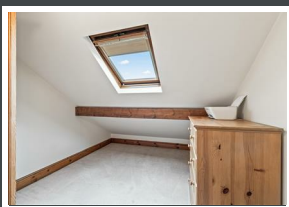
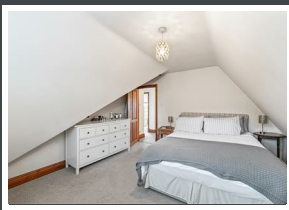
Not included in the asking price.

Items may be available under separate negotiation.



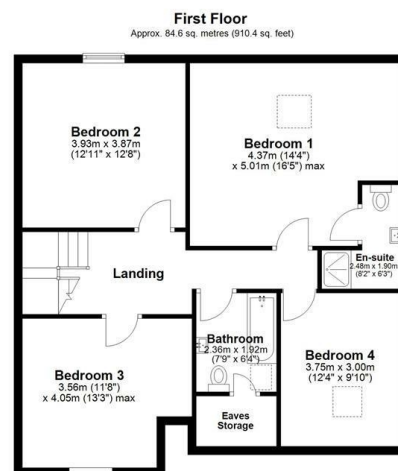
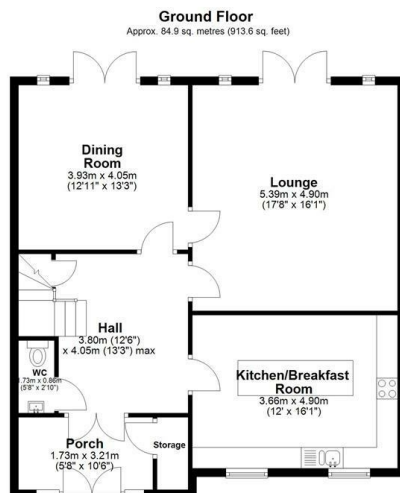




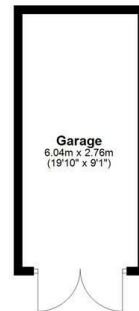


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 16.7 sq. metres (179.4 sq. feet)



Main area: Approx. 169.5 sq. metres (1824.0 sq. feet)  
Plus garages: approx. 16.7 sq. metres (179.4 sq. feet)



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

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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