



Old Pewterspear Lane, Appleton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

Highlights

- Private Lake
- Stunning Woodlands & Garden
- 2500 Sq ft of Living Space
- Unique Family Home
- Own Private Sanctuary
- Close to Local Amenities
- Outstanding Ofsted Rated Schools Nearby
- Sought After Location
- Several Outbuildings
- Conservatory

Description

DESCRIPTION

Mark Antony Estates are pleased to bring to market what was the original game keepers cottage, to the Appleton Hall Estate. This is a truly spectacular residence in the highly sought after location of Appleton. The lodge offers a rare opportunity to acquire a unique property steeped in local history. This stunning home sits within approximately 0.7 acres (TBC with solicitors), offering seclusion and privacy with its own private lake and extensive gardens.

The property is approached via a private lane with two access points. The main gates lead onto a large driveway providing extensive parking and alternative access to the double and single garage is via the private lane.

On entering this property, you are greeted by all the original features of the game keepers lodge dating back 200 years.

The property boasts three principal reception areas including a large family sitting room with dining room, additional lounge which leads onto the extensive gardens and lake with a separate light and airy conservatory.

This stylish, newly fitted kitchen is complete with a fantastic aga oven which compliments the original features of the house, with separate utility allowing access onto the courtyard garden, ideal for breakfast in the sun. There is also a separate pantry area, perfect for storage.

The downstairs also boasts a recently fitted, modern shower room and a study, perfect for home working.

The property boasts four bedrooms with the master bedroom offering a balcony overlooking the lake and gorgeous gardens along with a newly fitted en-suite and a walk in wardrobe and additional storage.

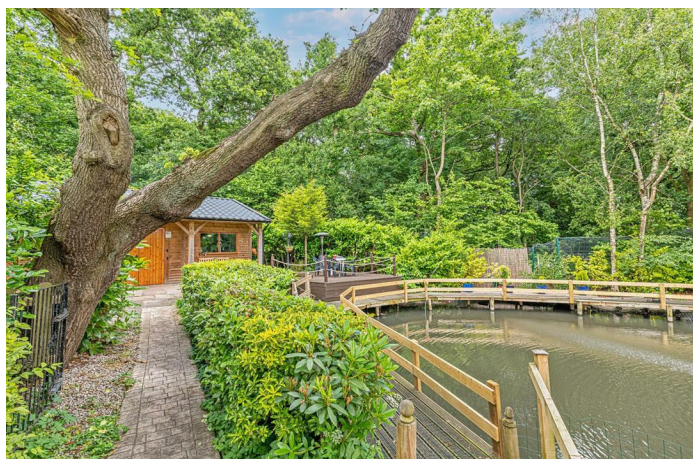
There is also a loft room, ideal for hobbies or additional storage.

GARDEN

The property is set within its own private oasis with stunning wrap around gardens and woodlands which offers a sanctuary for the local wildlife including its own private lake. Enjoying complete privacy and offering different areas including a courtyard and a decked seating area, perfect for outside entertaining with family and friends.

The external space also boasts a large outbuilding over looking the lake, lending itself to entertaining, home office, gym or a play room.

There is also an additional outbuilding which was the original dog kennels and is now used for storage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Family Room 4.00m x 4.00m
- Sitting Room 3.22m x 2.43m
- Dining Room 3.60m x 2.54m
- Kitchen 2.75m x 6.88m
- Utility 1.20m x 2.52m
- Shower Room 1.32m x 3.18m
- Inner Hallway 3.00m x 2.74m
- Lounge 3.12m x 5.40m
- Study 3.00m x 3.22m
- Bedroom Two 3.00m x 3.62m
- Bedroom Three 3.12m x 3.18m
- Bedroom Four 3.00m x 3.12m
- Conservatory 3.00m x 6.81m

FIRST FLOOR

- Bedroom One 6.17m x 3.58m
- En-suite 3.14m x 1.88m
- Walk In Wardrobe 1.76m x 1.60m
- Loft Room 6.22m x 3.89m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private
- Broadband Availability: Up to 59Mb (Via Sky)

LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

DISTANCES

- Warrington Golf Club 10 minute walk
- Stockton Heath 1 mile walk
- Bridgewater High School 1 mile walk
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56

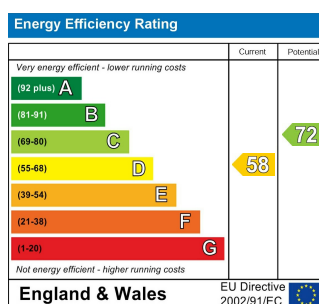
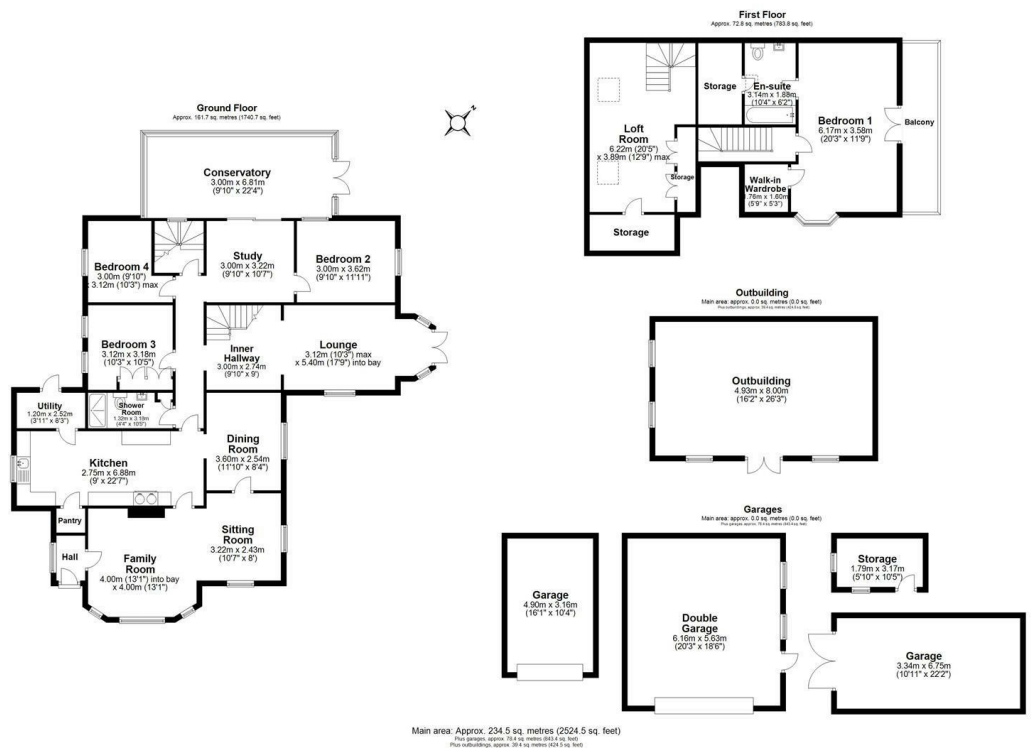
(Distances quoted are approximate)





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



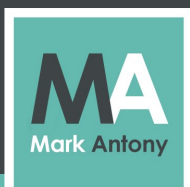
VIEWING ARRANGEMENTS

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

OTHER SERVICES

Upon request, we can assist with many property related services. Including:
Mortgages Survey Removals Insurance
Conveyancing EPCs

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