



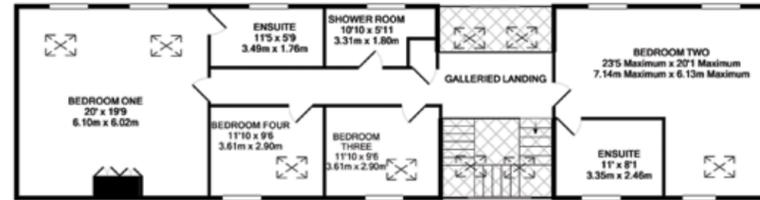
Appleton



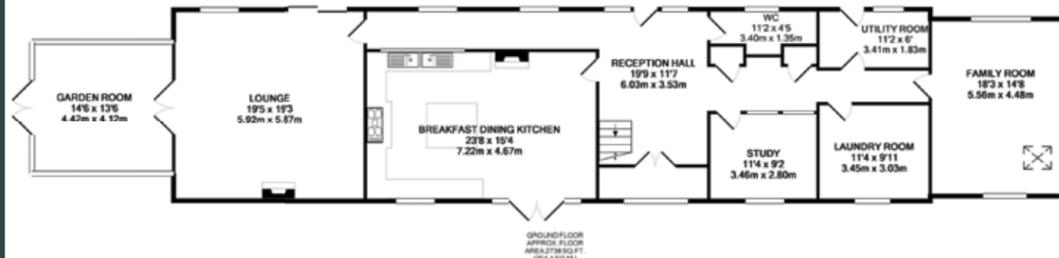
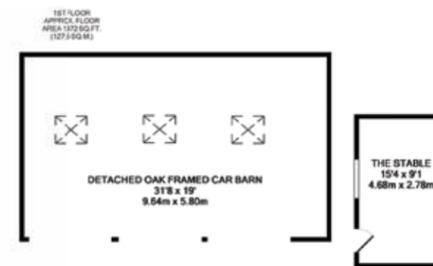
£1,050,000



Situated high above Appleton Reservoir and accessed over a private road nearly half a mile long, Bramble Barn has undisturbed views across the Cheshire countryside and blends country living with easy access to Stockton Heath, Warrington and the main transport links in the area. This is an outstanding barn conversion that has been recently refurbished, with superb flexible accommodation extending to over 3,400 sq.ft. and many character features throughout. Private landscaped gardens sit behind a gated entrance, with a driveway providing off road parking for several vehicles as well as a detached Oak-framed triple car barn and further outbuilding.



TOTAL APPROX. FLOOR AREA 4110 SQ. FT. (381.8 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, signs and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with AutoCAD 12/2/18



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Floor Plans (Not to scale)

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Bramble Barn

The Hurst, Appleton WA4 5LQ

 4 Reception Rooms

 4 Bedrooms

 3 Bathrooms

Situated high above Appleton Reservoir and accessed over a private road nearly half a mile long, Bramble Barn has undisturbed views across the Cheshire countryside and blends country living with easy access to Stockton Heath, Warrington and the main transport links in the area. This is an outstanding barn conversion that has been recently refurbished, with superb flexible accommodation extending to over 3,400 sq.ft. and many character features throughout. Private landscaped gardens sit behind a gated entrance, with a driveway providing off road parking for several vehicles as well as a detached Oak-framed triple car barn and further outbuilding.

LOCATION

Appleton is one of the best residential areas serving this part of Cheshire. Stockton Heath village is close to hand and boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside. The Hurst is a private estate on the site of an historic working farm and sits high above Appleton Reservoir, a local beauty spot, with Walton Hall Gardens and two golf courses within walking distance. Just three properties are arranged around a large courtyard and gardens. It is accessed over a private road nearly half a mile long and through a set of electronically controlled gates.

DIRECTIONS

From the centre of Stockton Heath take Walton Road (A56) and turn left into Hill Cliff Road. Take the 3rd right into Whitefield Road which naturally continues onto Walton Lea Road. Take the hump bridge over the canal onto Hough's Lane. Continue and at the t-junction turn left onto Park Lane. Follow the road around, with Appleton Reservoir on your right hand side and take the next right onto a private driveway. Proceed through the first set of electric gates and the driveway will be found on the right hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

Technology

The property is served by dual telephone and broadband connections, and has an extensive Cat-5 data network. A TV distribution system serves nearly every room in the barn, and a CCTV system with mobile access provides full coverage of the site. The main entertaining areas are wired for multi-room audio, and the cinema room has 7.1 surround sound wiring and both HDMI and composite projector connections. All interior and exterior lighting uses highly efficient LED bulbs, and the multi-zone heating system uses an efficient condensing Oil fired boiler with smart zone controllers.

GROUND FLOOR

Reception Hall 7.21m (23'8) x 4.67m (15'4)

A double height glazed entrance leads from the front of the barn into a large Reception Hall, which opens up to the full height of the property and features exposed beams, Ted Todd solid Oak flooring, stairs to the First Floor, under-stair storage, inset down lighters and dual radiators.

Separate WC 3.4m (11'2) x 1.04m (3'5)

Fully tiled floor and walls, low level WC, vanity wash basin with mixer tap, window to front, inset down lighters and wall mounted heated towel rail.



Breakfast Dining Kitchen 7.21m (23'8) x 4.67m (15'4)

Fitted with a range of bespoke painted wall and base units comprising cupboards with under cupboard lighting and drawers, base units with granite work surfaces over and granite splashback, inset double bowl Villeroy and Boch sink unit with mixer tap, inset five ring induction hob Rangemaster cooker with extractor mantel over, built-in double fridge, built-in freezer, built-in dishwasher, central island comprising painted cupboards and drawers with granite work surfaces over, exposed brick feature fireplace with inset gas burning stove, inset downlighters, windows to rear, double doors to rear, wall light points, exposed beams, display cabinet, feature window to Inner Hall, radiator with radiator cover over and wall mounted floor to ceiling radiator. A large Cheshire brick inglenook provides a feature fireplace adjacent to the dining area and contains a gas stove. A feature window provides light to the Inner Hall, and the floor is covered with limestone effect tiles and has under-floor heating. French doors provide access and views across the courtyard of The Hurst.

Inner Hall

Exposed beams and solid Oak flooring, exposed brick, inset down lighters, windows to front and radiator.

Stepping down into:-

Lounge 5.92m (19'5) x 5.87m (19'3)

A large living area with views to Appleton Reservoir and beyond. Ted Todd solid Oak flooring and a feature brick and York stone fireplace with a log burning stove. A range of matching ceiling and wall lights, together with down lighters over display areas either side of the fireplace. Double doors in oak and glass provide access to the Garden Room and a large sliding door provides access to the garden at the front of the barn.

Garden Room 4.42m (14'6) x 4.11m (13'6)

A truly stunning room with amazing views. An Oak frame from Prime Oak provides the main structure with matching Oak windows and French doors to the patio area. The travertine Limestone floor has underfloor heating.

Inner Hall

Exposed beams and solid Oak flooring, bespoke cloaks cupboards and display shelving, inset down lighters and radiator.

Study/Home Office 3.45m (11'4) x 2.79m (9'2)

Exposed beams and a feature window to Inner Hall framed by exposed brick, window to the courtyard, inset down lighters and radiator.

Family/Cinema Room 5.56m (18'3) x 4.47m (14'8)

A large, versatile room currently set up as a Cinema Room/Games Room with dual aspects onto both the courtyard and the driveway. Fully vaulted ceiling with exposed beams, Velux window, Oak floor with under floor heating and radiator. Ceiling mounted projector and electric cinema screen.

Laundry Room 3.45m (11'4) x 3.02m (9'11)

A spacious laundry with exposed beams, inset down lighters and Limestone effect floor.

A range of shaker cupboards with granite effect worktops and a stainless steel sink with mixer tap. Plumbing for washer and dryer, window to the courtyard and radiator.

Boot Room 3.4m (11'2) x 1.83m (6')

A second utility with a range of shaker cupboards, granite effect worktops and a stainless steel sink, space for two freezer units, Limestone effect tiled floor, radiator, window and door onto the driveway. Modern condensing Oil-fired central heating boiler and controls for the 4-zone heating system.

FIRST FLOOR

Galleried Landing

The stairs from the hall rise to a half-landing with exposed beams and a large picture window onto the courtyard. The Galleried Landing above forms a bridge over the reception hall connecting the two sides of the barn. A large feature "cartwheel" light hangs from the roof. Access is provided to two large loft storage areas.

Bedroom One 6.1m (20') x 6.02m (19'9)

A spacious Master Bedroom with vaulted ceiling and exposed beams. Two windows with views to Appleton Reservoir and beyond, and two further Velux windows. Feature brick chimney breast and a range of quality bedroom furniture comprising wardrobes, cupboards and shelving. Two radiators and four ceiling light points.



En-suite Shower Room 3.48m (11'5) x 1.75m (5'9)

Fitted by Smithfield of Stockton Heath and featuring a walk-in shower with glass screen, hand basin, low-level WC and ladder towel radiator. Porcelain wall and floor tiles and inset down lighters, and feature porthole window with views of Appleton Reservoir, surrounded by matching mosaic tiles.

Bedroom Two 7.14m (23'5) Max x 6.12m (20'1) Max

Another very large bedroom with a vaulted ceiling, exposed beams, three porthole windows onto the front of the Barn and the courtyard, and two Velux windows. Two wall lights, two ceiling lights and three radiators.

En-suite Bathroom 3.35m (11') x 2.46m (8'1)

A large en-suite fitted by Smithfield of Stockton Heath with free-standing bath with "waterfall" mixer tap and separate shower attachment, walk-in double shower and glass screen, wash hand basin with waterfall tap and low-level WC. Porcelain wall and floor tiles, with matching mosaics surrounding a porthole window overlooking the courtyard. Inset down lighters and ladder towel radiator.

Bedroom Three 3.61m (11'10) x 2.9m (9'6)

Exposed beams with vaulted ceiling, feature porthole window to the courtyard lined with Limestone mosaics, additional Velux window and radiator.

Bedroom Four 3.61m (11'10) x 2.9m (9'6)

Exposed beams with vaulted ceiling, window to the courtyard, additional Velux window and radiator.

Family Shower Room 3.48m (11'5) x 1.85m (6'1)

Recently re-fitted with double shower cubicle, pedestal wash basin with mixer tap and low-level WC. Fully tiled walls and waterproof wood-effect flooring. Ladder towel radiator, inset down lighters and porthole window with views to Appleton Reservoir.

OUTSIDE

The Hurst is approached via a long private road with farmland to either side. A set of electric security gates open onto the top part of the road which leads to the property. A further set of electric gates at the property open onto a resin bound gravel driveway, providing off road parking for several vehicles and access to the Car Barn.

Gardens

There are two garden areas. The main garden is to the front of the barn, it is mainly laid to lawn with feature Oak, Birch and Sycamore trees and is over a quarter of an acre in size with outstanding views across the Cheshire countryside. There is a patio area adjacent to the Garden Room, a further paved entertaining area, and a storage area with a garden shed. A second garden area exists in the courtyard of the Hurst which is also laid to lawn, with pathways and select specimen trees.

Courtyard

To the rear of the barn is a shared private courtyard providing access to all three properties. A large turning circle has a central landscaped island, and is surrounded by the gardens of the properties.

Detached Triple Car Barn 9.63m (31'7) x 5.8m (19'0)

A large, Oak-framed building by Prime Oak, open to the eaves with exposed beams and Velux windows, storage area, automated lighting and multiple power points.

The Stable - Brick Outbuilding 4.67m (15'4) x 2.77m (9'1)

A useful secure storage space with working area, power and light, network and television points.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

LOCAL AUTHORITY

Warrington Council. Council Tax - Band G.

SERVICES (Not Tested)

We believe that mains water, electricity, Oil-fired central heating and private drainage are connected.

POSTCODE

WA4 5LQ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.