



Birch Tree Farm

Red Lane, Appleton

Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Unrivalled Location Fronting the Bridgewater Canal
- Set on approximately two acres of land
- Detached Extended Barn Conversion
- Breathe Taking Views
- Impressive Driveway
- Grand Entrance Hall
- Abundance of Living Space
- Five Double Bedrooms
- Potential for Development (subject to planning consent)
- Within Walking Distance to Stockton Heath Village



DESCRIPTION

Mark Antony Estates are pleased to bring to market Birch Tree Farm, an impressive extended barn conversion, set in an enviable position on approximately two acres of land, fronting the Bridgewater Canal. This home boasts flexible living space, with five double bedrooms and three bathrooms. This property would make the perfect family home, ideal for Equestrian use.

Access into this impressive residence is through a stunning stain glass porch, into an impressive central hallway. On the ground floor there are two reception rooms, both featuring fireplaces. A spacious kitchen/dining room and utility room with the added benefit of a downstairs WC. The first floor offers a magnificent landing leading to five double bedrooms with spectacular views over Bridgewater Canal, a sizeable family bathroom and two en-suites as well as a laundry room.

EXTERNAL

Sitting on a remarkable plot enjoying an enviable position, this idyllic property offers picturesque views fronting the Bridgewater Canal. Access to this property is via a gated driveway, leading onto parking area for multiple cars, along with front and rear patios. The land consists of two paddocks, perfect for Equestrian or Horticultural use.

The sale will be subject to an Overage provision with a payment of 50% of any uplift in value payable to the vendor in the event of any development of the land for any non-agricultural, equestrian, or horticultural use, terms to be agreed by both parties.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- | | |
|------------------|---------------|
| • Entrance Porch | 1.92m x 2.51m |
| • Hall | 7.52m x 7.87m |
| • Lounge | 6.84m x 5.50m |
| • Family Room | 6.28m x 4.75m |
| • Dining Kitchen | 6.92m x 5.73m |
| • Utility Room | 2.57m x 5.37m |
| • WC | |

FIRST FLOOR

- | | |
|-----------------|---------------|
| • Landing | |
| • Bedroom One | 6.84m x 5.50m |
| • En-suite | 3.64m x 2.27m |
| • Bedroom Two | 6.28m x 5.05m |
| • En-suite | 1.78m x 2.71m |
| • Bedroom Three | 3.62m x 5.73m |
| • Bedroom Four | 3.06m x 4.94m |
| • Bedroom Five | 3.12m x 3.97m |
| • Bathroom | 3.17m x 2.40m |
| • Garage | 6.28m x 5.05m |

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private
- Broadband Availability: Up to 145Mb (Via SKY)

LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. It now boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

DISTANCES

- | | |
|--------------------------|------------------|
| • Bridgewater Canal | 1 minute walk |
| • Stockton Heath | 1 mile walk |
| • Walton Gardens | 1 mile walk |
| • Warrington Gold Course | 1 mile walk |
| • Warrington Town Centre | 2 miles |
| • Manchester Airport | 15 miles via M56 |
| • Manchester City Centre | 18 miles via M56 |

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority:	Warrington Borough Council
Council Tax Band:	H
Tenure:	Freehold (to be confirmed by Solicitors.)

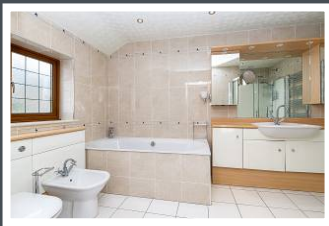
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







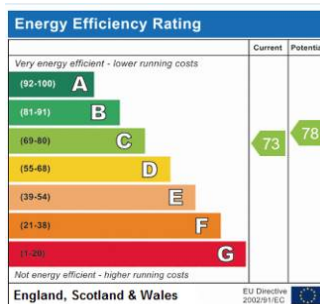


IMPORTANT NOTICE:

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.



Total area: approx. 367.7 sq. metres (3658.0 sq. feet)



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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82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**