



Holly Bush Farm Manchester Road, Rixton Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- 17th Century Barn Conversion
- Characteristic Property
- Equestrian and Agricultural Use
- Scenic Farmland Views
- Picturesque Semi-Rural Location
- Four Sizeable Reception Rooms
- Abundance Living Space
- Four Double Bedrooms
- Contemporary Bathroom
- South Facing Private Gardens



DESCRIPTION

A truly spectacular 17th century barn conversion set over approx. 0.4 acres of land. This fabulous family home offers a perfect mixture of character and charm with original features throughout. Situated in an enviable position with breath-taking farmland views, and beautifully maintained gardens. This property also offers a unique opportunity for both equestrian and agricultural use.

This fantastic home benefits from two entrances, which means muddy boots can be left aside. The front wooden porch leads directly into a spacious sitting room. The second entrance leads to an impressive hallway and then through to the kitchen. There is a large dining room as well as a further sitting room and beautiful lounge with stunning feature fireplace and offers views across the gardens. The ground floor also benefits from a utility room and WC as well as a large conservatory.

To the first floor the first bedroom has dual aspect windows which give gorgeous views of the well-kept gardens. There is a dressing area as well as en suite. There are a further two double bedrooms and a fourth single. The simply stunning family bathroom is home to his and hers sinks, a free-standing bath and separate shower and has been finished to an immaculate standard. The first floor also houses a sauna.



GARDEN

Set in a tranquil semi-rural location offering picturesque country-side views. The property offers the perfect opportunity for equestrian or agricultural use with a paddock area and two horse stables. Accessed by private gates, leading onto a large, driveway, providing parking for multiple vehicles and a gorgeous south-facing garden to the rear of the property. The garden is mainly laid to lawn and boasts a fabulous patio area perfect for alfresco dining and entertaining friends.

SERVICES

- Gas Central Heating (LPG tank)
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

LOCATION

Rixton is a village in Cheshire, England. Together with Glazebrook, it is a part of the civil parish, situated in the unitary authority of Warrington, Cheshire and consist of mainly farmland. The village lies approximately 4 miles east of Warrington town centre and is bounded by Cadishead to the east and Culcheth to the north. Manchester Road offers the perfect semi-rural location, well-located to the M6, as well as being close to neighbouring areas of Woolston and Lymm.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.77m x 5.28m
- Conservatory 3.72m x 2.64m
- Family Room 3.30m x 5.28m
- Dining Room 4.53m x 4.12m
- Utility Room 3.21m x 1.98m
- Kitchen 5.30m x 2.99m
- Sitting Room 4.42m x 4.46m

FIRST FLOOR

- Landing
- Bedroom One 3.30m x 5.16m
- En-suite 1.50m x 5.30m
- Bedroom Two 4.51m x 4.25m
- Bedroom Three 3.66m x 4.24m
- Bedroom Four 2.56m x 3.00m
- Bathroom 3.11m x 4.39m

EXTERNAL

- Garage 6.56m x 4.80m
- Storage 3.08m x 3.00m
- Storage 2.91m x 3.00m



GENERAL INFORMATION

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

Contents, Fixtures and Fittings

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



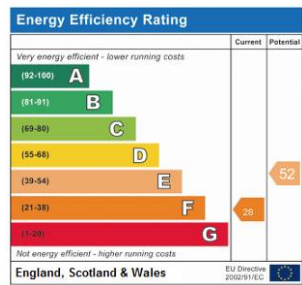






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VIEWING ARRANGEMENTS

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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