



An 18th Century, Grade II three storey seven bedroom farm house
Fir Tree House, Fir Tree Close, Stretton, Warrington, Cheshire, WA4 4NA

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Fir Tree House, Fir Tree Close, Stretton, Warrington, Cheshire, WA4 4NA

Chester 27 miles

Liverpool 27 miles

Manchester 22 miles

Warrington 4.3 miles

Wrexham 32 miles

(All mileages are approximate)

- 3 reception rooms
- 5 / 7 bedrooms
- bathroom
- sash windows
- improvement potential
- lawned garden to front and side
- convenient location
- useful brick built outbuilding
- orchard
- paddock land to side
- right of way off private lane
- secondary track access
- land area approximately 1.36 acres, option on additional land

Directions

Proceed out of Chester on to the M56 North and continue to Junction 10 / A49. Exit here and take the first exit on to the A49 Tarporley Road. Continue along this road for approximately a fifth of a mile and turn left into Fir Tree Close. At the T-junction turn left and then immediately right into the farm drive. Fir Tree House will be seen directly in front of you.

Situation

Fir Tree House is situated in a farmland location on the periphery of the popular residential location of Stretton, within close proximity to the fashionable village of Stockton Heath. Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool and Chester 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 fifteen minutes by car.

Description

An 18th Century, Grade II three storey, seven bedroom farm house, with acreage and improvement potential. Land area of approximately 1.36 acres with an option for negotiation on additional land. Well proportioned accommodation of entrance hall, inner hall, dining room with entrance to second staircase, sitting room, snug, kitchen, cloakroom / ground floor shower room, rear porch and large utility area. To the first floor are three double bedrooms and a family bathroom / w.c. and two further bedrooms. To the second floor are two additional bedrooms.

Outside are far reaching views, lawned gardens to the front and side with an orchard and paddock land to the side. The property benefits from a right of way off a private lane to a cobbled driveway, in addition to a secondary track access. There is also a useful brick built building.

Accommodation

Entrance hall

Inner hall

Dining room with entrance to second staircase

Sitting room

Snug

Kitchen

Cloakroom / ground floor shower room

Rear porch

Utility area

First floor main bedroom

Bedroom two

Bedroom three

Bedroom four

Bedroom five

Family bathroom

Second floor bedroom six

Bedroom seven

Brick built building

General Information

Services Mains Water. Mains Electricity. Private Septic Tank Drainage. Oil Fired Central Heating

Tenure Freehold

Local Authority Warrington Borough Council

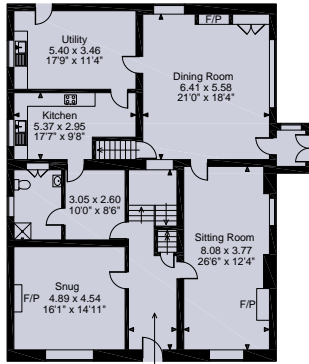
Tel: 01925 443 322

Fixtures, Fittings All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these particulars.

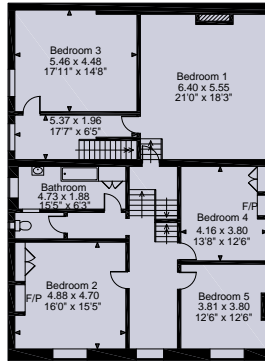
Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Wayleaves, rights of way and easements The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

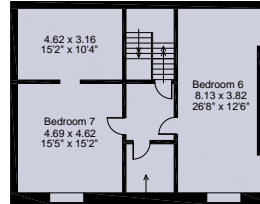
Viewing Strictly by appointment with Savills or joint selling agent Rostons.



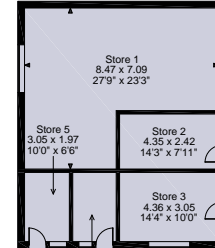
Ground Floor



First Floor



Second Floor



Outbuildings

Fir Tree House, Warrington

Gross internal area (approx.)

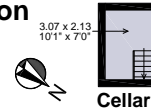
Total = 517 sq m (5558 sq ft)

Main House = 429 sq m (4612 sq ft)

Stores = 88 sq m (946 sq ft)

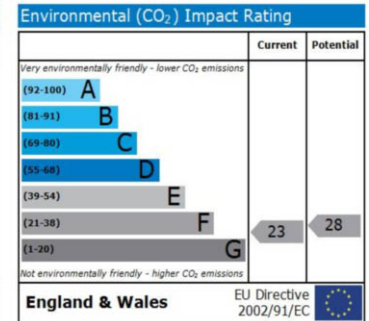
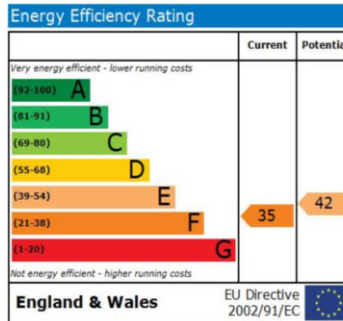
For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8141996/JES



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