



Highfield Stables, Weaste Lane, Thelwall

Warrington, Cheshire

Character Property • Freehold Title • Three Bedrooms • Gorgeous Views • Greenbelt Countryside Surroundings

• Lounge With Fitted Log Burner • Solar Panels



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Originally forming part of the distinguished Highfield Estate, built in 1870, this striking three-bedroom mews property beautifully combines period character with modern living. Full of charm and individuality, the home enjoys a truly enviable setting.

The property is welcomed by a bright and airy entrance hallway, setting the tone for the spacious accommodation beyond. At the heart of the home is the impressive kitchen and dining room, featuring vaulted ceilings, generous worktop and storage space, and a dedicated dining area. Flowing seamlessly from the kitchen is the inviting lounge, complete with a fitted log burner, creating a warm and cosy atmosphere during the cooler months. The adjoining conservatory provides valuable additional living space and enjoys a pleasant outlook over the garden.

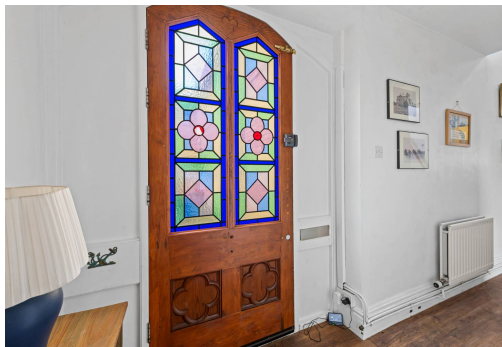
Continuing through the property, there are three well-proportioned bedrooms, each benefiting from an abundance of natural light and attractive views over the garden.



Bedrooms one and two feature built-in wardrobes, while the principal bedroom is further enhanced by a contemporary en-suite shower room. The remaining bedrooms are served by a stylish three-piece family bathroom. Further accommodation includes a separate utility room, while the loft room provides a versatile additional space, currently ideally suited for use as a home office.

EXTERIOR

The property enjoys beautifully established garden to the rear, providing a peaceful and private setting with an abundance of mature planting, established borders and areas of lawn. The rear garden offers a wonderful outlook across the surrounding open countryside and Green Belt, creating an exceptional sense of space and tranquillity. To the front, the property benefits from two allocated Courtyard parking spaces.



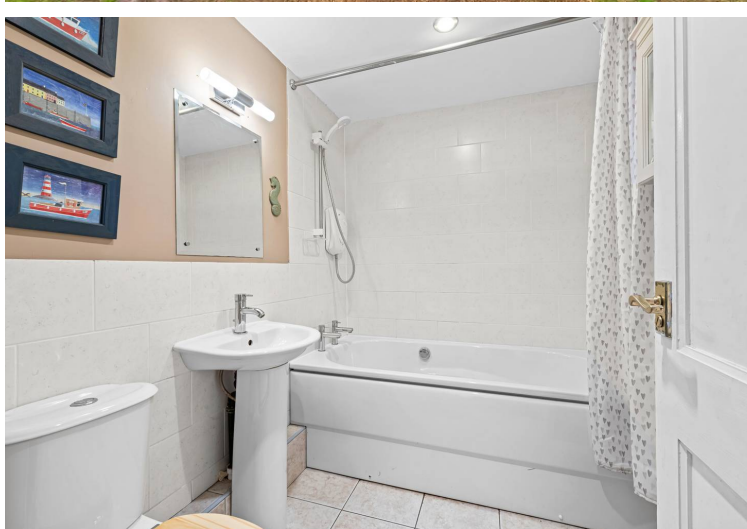
LOCATION

Set around Victoria Park, Latchford is a popular suburb located just one mile south of Warrington Town Centre. Residents benefit from the excellent facilities Victoria Park has to offer including a professional running track, skate park, play area and floodlit training pitch. Residents also have access to a range of gyms and fitness facilities. Latchford is well serviced by public transport and just a short drive from the M62. The area is also within close proximity to a range of great schools.

GENERAL INFORMATION

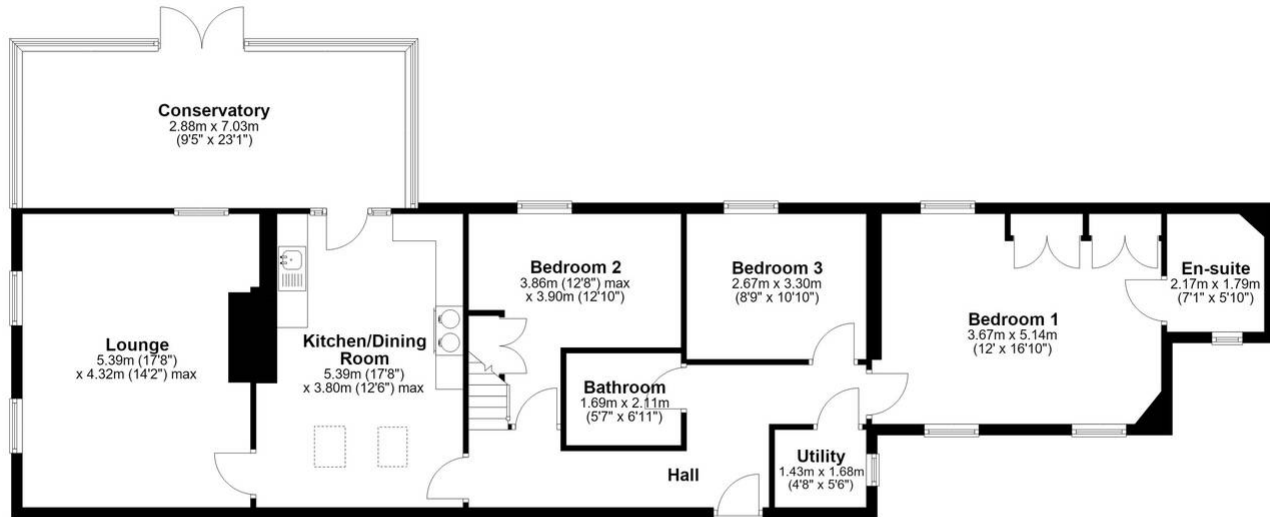
- › Council Tax band: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





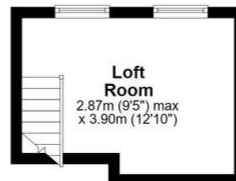
Ground Floor

Approx. 127.8 sq. metres (1375.5 sq. feet)



Loft Room

Approx. 10.5 sq. metres (112.9 sq. feet)



Total area: approx. 138.3 sq. metres (1488.4 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.