

*John N*  
**Hilditch & Co**



**ORCHARD HOUSE FARM, GORSEY LANE  
WARBURTON, LYMM, CHESHIRE WA13 9UA**

SITTING IN A DELIGHTFUL RURAL LOCATION YET WITHIN TEN MINUTES DRIVE OF ALTRINCHAM AND HALE, A WELL PROPORTIONED FIVE BEDROOMED FARM HOUSE WITH THE UNDOUBTED BONUS OF WELL TENDED FORMAL GARDENS, STABLES AND PADDOCKS ALL IN EXCESS OF FOUR ACRES.

**£985,000**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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## DESCRIPTION

This house is offered for sale with the undoubted bonus of something in excess of four acres of formal grazing land with the potential for those with horses or ponies to create a small equestrian centre. The farmhouse which is set out over two levels comprises an entrance hallway, three reception rooms, a large breakfast kitchen with utility room with rear porch, whilst at first floor level is a master bedroom with ensuite, four further bedrooms, a family bathroom and study. Externally are ample parking facilities for numerous cars and the formal gardens and land as described overleaf.

This particular section of Warburton is almost exclusively rural. There are a large number of farms and yet the area is set within ten to fifteen minutes drive of most amenities. Altrincham's busy market town centre lies close at hand and Hale with its range of fashionable shops and restaurants is also within ten minutes drive as is the urban motorway network and International Airport. Schools for all ages serve the area, the Bollin Valley and Green Belt are literally on the doorstep and sporting and recreational facilities abound.

Recent additions to enhance the equestrian facilities include a stable block, in addition is a 36 ft. substantial storage shed, a log store, installation of an electronically gated entrance, a new front boundary wall, path and gate.

## DIRECTIONS

From the Charcoal Road traffic lights proceed along Charcoal Road in the direction of Dunham. Continue for approximately 2 miles passing under a narrow bridge, winding through Dunham Massey and over what was formally a railway line, turning right into Gorse Lane. Proceed along Gorse Lane for approximately two thirds of a mile, Orchard House Farm will be found by taking a right spur signposted Peter House Farm. The property is the third on the right through the fifth gate on the right.

## IN FURTHER DETAIL 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 into a contract.*

## GROUND FLOOR

### ENTRANCE HALLWAY 9'0" X 8'8"

with staircase to first floor and landing. Useful understairs storage recess. Double leaf radiator. Wall light point.

### SITTING ROOM 17'10" X 16'6"

the focal point of which is a tall original fireplace surround with Cheshire brick inset with a real fire. Double glazed French doors opening onto the rear patio and garden. Two single radiators. Television point. Deep moulded ceiling cornicing. Telephone point. Dimmer controlled lighting.

### DINING ROOM 19'4" X 12'6"

double leaf radiator. Recessed downlighters. Dimmer controlled lighting.

### FAMILY ROOM/STUDY 15'8" x 11'8"

with original cast iron fireplace with tiled inset and hearth with space for a real fire. Television point. Dado rail. Double leaf radiator.

### BREAKFAST KITCHEN 21'2" X 13'0"

fitted with a range of contemporary cream units comprising 1 bowl sink units with a range of base cupboards, drawers, matching eye level cupboards and galaxy star granite working surfaces and splashbacks. Ceramic tiled floor. Recessed ceiling downlighters. Double leaf radiator. Television point. Built-in Neff double oven, microwave, four ring Neff halogen hob. Fridge freezer and dishwasher. Rear hallway and utility.

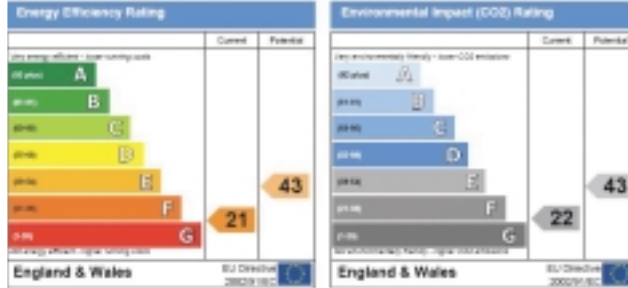
NB: THERE IS MORE THAN AMPLE SPACE FOR A SUBSTANTIAL BREAKFAST TABLE AND CHAIRS.

### UTILITY ROOM 17'9" X 13'6" OVERALL

separated into two distinct areas, there is a rear porch with a courtesy door to the garden with small informal sitting area. Dado rail. Recessed ceiling downlighters. The utility room includes inset Belfast sink unit with a range of base cupboards, drawers and matching eye level cupboards. Plumbing and space for a washer and dryer. Ceramic tiled floor.



Address: Orchard House Farm, Gorsey Lane, Warburton, LYMM, WA13 8UA  
 RRN: 0788-7076-6273-6441-6030



GROUND FLOOR



1ST FLOOR

**ORCHARD HOUSE FARM, GORSEY LANE, WARBURTON**  
These floor plans are intended to provide a general outline of the property and are not to be used as a basis for any contract. The actual dimensions of the property may vary slightly from those shown on these plans. The agent is not responsible for any errors or omissions in these plans.

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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