

**‘Orsett Cottage’  
Half Acre Lane  
Thelwall WA4 3JG**



A THREE BEDROOMED DETACHED COTTAGE IN A SUPERB LOCATION  
PROVIDING OUTSTANDING POTENTIAL FOR MODERNISATION AND CONVERSION  
TO A FINE COUNTRY RESIDENCE  
AREA – 0.5 ACRES (0.2 HECTARES)

**FOR SALE BY AUCTION  
AT THE DE VERE DARESBUY PARK  
CHESTER ROAD, DARESBUY, WARRINGTON, WA4 4BB  
ON THURSDAY 25<sup>TH</sup> MARCH 2010 AT 3.00PM**

(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

A former coachman's cottage dating from the early part of the last century, 'Orsett Cottage' stands well within its own grounds with pleasant open views and fulfils ideal criteria for the creation of added value and desirability of residential environment.

The property is situated in the rural south easterly environment of the town with convenience of motorway connection. The compact accommodation requires improvement and whilst the gardens have received nature's influence over recent years, contribute an important element of privacy and maturity.

Thelwall village, whose centre is protected by a Conversation Area, is within  $\frac{3}{4}$  of a mile and although the property stands in open countryside the locality has easy access to the adjoining urban villages of Stockton Heath, Latchford and Lymm. Warrington Town Centre, with its multiple stores, is approximately three miles to the north. Motorway access (M56 for M6 and M62) is conveniently gained at the Lymm intersection - approximately three miles, giving ease of travel to all the major towns and cities of the North West and both Liverpool and Manchester International Airports can normally be reached within thirty minutes drive. The market towns of Knutsford, Altrincham and Northwich are important centres and within easy commuting distance.

**DIRECTIONS:** From Stockton Heath village centre, proceed in an easterly direction along Grappenhall Road (A56) and continue onto Chester Road to the traffic lights at the junction with Knutsford Road (A50). Continue straight across onto Stockport Road for approximately  $\frac{3}{4}$  of a mile, taking the first turning on the right hand side into Half Acre Lane. 'Orsett Cottage' is located towards the end of Half Acre Lane on the right hand side close to its junction with Weaste Lane.

## ACCOMMODATION

### GROUND FLOOR

**ENCLOSED PORCH**, 5' x 3' (1.52m x 0.91m). Part glazed with a tiled roof.

**VESTIBULE**, 3'9" x 3'3" (1.14m x 0.99m).

**SITTING ROOM**, 11'9" x 10' (3.58m x 3.04m). Windows to two elevations, corniced ceiling, wiring to two wall lights, picture rail. Corner fireplace with period fire surround, cast iron and tiled insets and fitted gas fire. Radiator.

**LIVING ROOM**, 14' x 10' (4.26m x 3.04m). Windows to two elevations, corniced ceiling, picture rail. Hand built rustic brick fireplace with arched fire opening, quarry tiled hearth and plinths and open fireplace. Built in wall cupboards to chimney recess. Quarry tiled floor.

**KITCHEN**, 14' x 6' (4.26m x 1.82m). Double drainer stainless steel sink unit, contoured working surfaces. Two double base units, two double wall cupboards and double corner wall cupboard. Dutch drying rail. Radiator, quarry tiled floor. Understairs stores/cloaks cupboard, shelved with quarry tiled floor.

**WALK IN PANTRY**, 6'9" x 3'9" (2.05m x 1.14m). Wall shelving and cold slab, wall mounted 'Worcester Bosch 240' gas fired central heating and domestic hot water boiler. Quarry tiled floor.

### FIRST FLOOR

Accessed via a straight flight staircase to the first floor **LANDING**, radiator and roof space access hatch.

**BEDROOM 1**, 14' x 10' (4.26m x 3.04m). Windows to two elevations, picture rail, original cast fireplace

**WALK IN WARDROBE STORE ROOM**, 7'6" x 3'6" (2.28m x 1.06m). Shelved and intercommunicating door to:

**BEDROOM 2**, 11'9" x 10' (3.58m x 3.04m). Picture rail, radiator, original cast fireplace and access door to:

### WALK IN WARDROBE/STORE ROOM

**BEDROOM 3**, 7' x 6' (2.13m x 1.82m). Radiator.

**BATHROOM**, 7'9" x 3'9" (2.36m x 1.14m). Free standing bath, wash basin, low level WC, radiator.

### OUTSIDE

Beyond the kitchen external door is a walled **COURTYARD** with external light, and a range of **BRICK OUTBUILDINGS** comprising:

**UTILITY ROOM**, 9' x 7'6" (2.74m x 2.28m). Wash basin with cold water supply, power and light points.

**FUEL STORE**, 7'6" x 3' (2.28m x 0.91m).

**GARDEN TOOL STORE**, 7'6" x 3' (2.28m x 0.91m).

### INTEGRAL EXTERNAL WC

The property is approached off Half Acre Lane through double wooden entrance gates with vehicle access over a gravel driveway leading to a Canterbury spa dash concrete panelled

**DETACHED GARAGE**, 20' x 10' (6.09m x 3.04m). With up and over door. (Alongside there is a second concrete garage but this is now in a dilapidated condition).

### **GARDENS & GROUNDS**

'Orsett Cottage' stands well placed within its own gardens and grounds which extend to 0.5 acres (0.2 hectares) or thereabouts, which includes a number of mature deciduous trees, evergreen bushes and ornamental shrubs. There are several areas of lawn accessed via paved paths, however a certain amount of restoration work to reverse nature's relentless progress may be deemed to be necessary. The boundaries, which give adequate protection and privacy, are part fenced and the remainder formed by quick thorn and privet hedgerows. Within the grounds are a **TIMBER SUMMER HOUSE**, **ALUMINIUM FRAMED GREENHOUSE** and a **TIMBER AND BRICK GREENHOUSE** (in need of repair).



'Orsett Cottage' provides an exceptional opportunity to acquire a property in the countryside with wonderful aspects and suitable for exercising personal preferences in the modernisation works that are necessary.

### **SERVICES**

Mains water, gas and electricity are connected  
Drainage to private septic tank  
Gas fired central heating  
Part secondary glazing

We must advise prospective purchasers that none of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports.

### **ASSESSMENT**

Council Tax Band 'E'  
(Warrington Borough Council)

### **TENURE**

We are advised freehold and free from chief rent.

VACANT POSSESSION ON COMPLETION

### **TO VIEW**

Inspection may be made on Wednesdays and Saturdays prior to the date of the sale between 2.00pm and 4.00pm.

### **SOLICITORS**

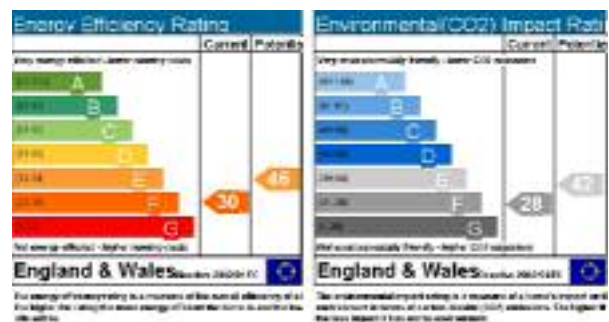
Forshaws Davies Ridgway  
21 Palmyra Square  
Warrington  
WA1 1BW  
(Telephone: 01925 230000)

### **HOW TO FIND THE DE VERE DARESBUY PARK**

From Junction 11 of the M56, take the A56 towards Warrington and The De Vere Daresbury Park will be found after a short distance on the left hand side.

### **SURVEYS & VALUATIONS**

If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out a private survey or valuation for you. Telephone our Survey Departments at Stockton Heath (01925 262625) or Knutsford (01565 632618).



## Site Plan

Not to Scale – For Identification Purposes Only



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**RURAL SERVICES DEPARTMENT**  
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INDEPENDENT PROFESSIONALS SINCE 1836



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