



*Petersfield, Heath Lane*

Croft



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Nestled amidst the beautiful Cheshire countryside sits this four-bedroom detached property, which presents a unique opportunity for those seeking a tranquil retreat with an abundance of potential. Despite its rural outlook, the location lends itself perfectly for those needing to travel via the motorway network and for local schooling. Located in the village of Croft, this family home sits on a generous plot spanning approximately 1.15 acres in size, with the existing property offering ample space for creative renovation and modernization. The current layout comprises of an entrance porch and hallway, three reception rooms, a spacious dining kitchen, utility room and guest WC to the ground floor.

Ascending to the first floor, there are four bedrooms, offering comfortable accommodation for a growing family, or visiting guests. Bedroom one benefits from an en suite shower room, providing a touch of modern-day convenience, while a well-appointed family bathroom caters to the needs of the household.

Outside, the property boasts a current existing wooden garage structure, offering storage or conversion potential, adding further versatility to the space. The expansive grounds provide scope for landscaping, outdoor leisure activities, or perhaps even further expansion, subject to planning permission/approval.

While the existing property retains its traditional charm, it presents an exciting canvas for those with vision and ambition to rejuvenate and tailor to their individual taste. With its idyllic rural setting and vast potential, this property offers a rare opportunity to create a bespoke countryside haven, marrying rural living with accessible schooling and local motorway links.

Early viewings are strongly advised to appreciate the full potential that this property offers and to avoid disappointment.



## Entrance Hall & Guest WC

The property is entered at the front via an entrance porch, which has a tiled floor and an original stained glass panel door leading into the entrance hallway, with a ground floor WC serving guests.

## Reception Rooms

The family home benefits from three reception rooms.

The first reception room is a dual-aspect room and features a traditional fireplace surround with an inset fire and has a window seat overlooking the front garden.

The second reception room is fitted with wooden flooring, a traditional inset fireplace and overlooks the front garden through a stained glass panel window.

The final reception room has wooden floors and large bay window overlooking the garden.

## Kitchen & Utility Room

The kitchen is fitted with a range of 'shaker style' wall and base units with partially tiled walls, a tiled floor and patio doors leading into the rear garden. The utility room provides further wall and base units with space for a washing machine and tumble dryer underneath.

## Bedrooms & Bathrooms

To the first floor there are four bedrooms, with an en suite serving bedroom one. The en suite is fitted with a shower, vanity hand basin and a low level WC. The remaining bedrooms offer various features, including built in storage to some of the rooms and various eye-pleasing external aspects. The family bathroom is fitted with a bath, low level WC, pedestal hand basin and a storage cupboard housing the water tank.

## External Areas







Externally, the property is accessed via an unadopted road with a shared ownership right of access. The property has wraparound lawned gardens to the front, side and rear, incorporating a large expansive field perfect for grazing horses on. An existing wooden garage structure already stands on the land, which could be rebuilt as a solid-structure garage, stables, or annexe, subject to planning approval.

### *Additional Information*

Tenure:- Freehold

Council Tax:- Band G, annual price £3,282 (min)

Mobile Coverage:-

EE

Vodafone

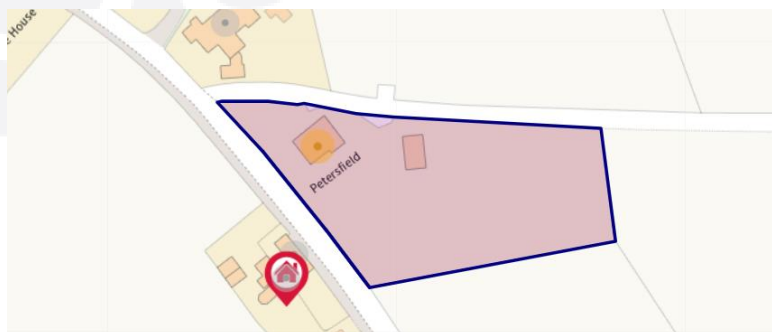
Three

O2

Broadband:-  
Basic: 6 Mbps  
Superfast: 80 Mbps  
Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability:-  
BT  
Sky

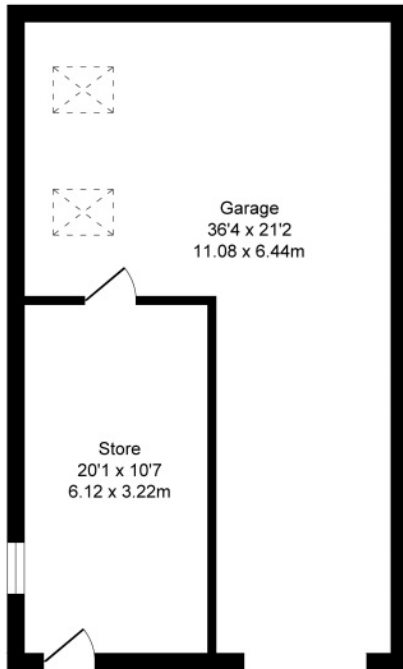
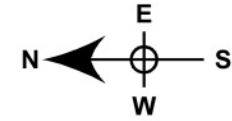
*EPC Rating - To be confirmed*



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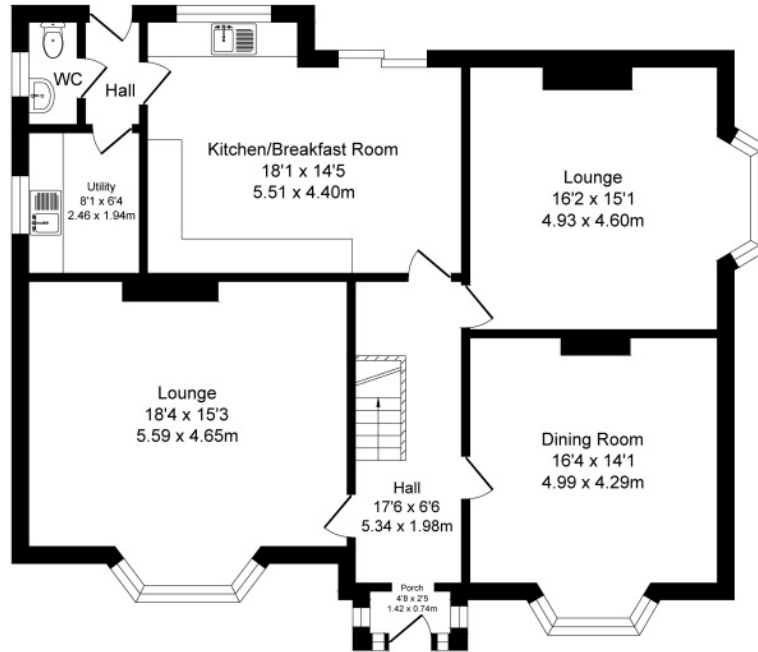
### Total Approx. Floor Area 3020 Sq.ft. (280.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



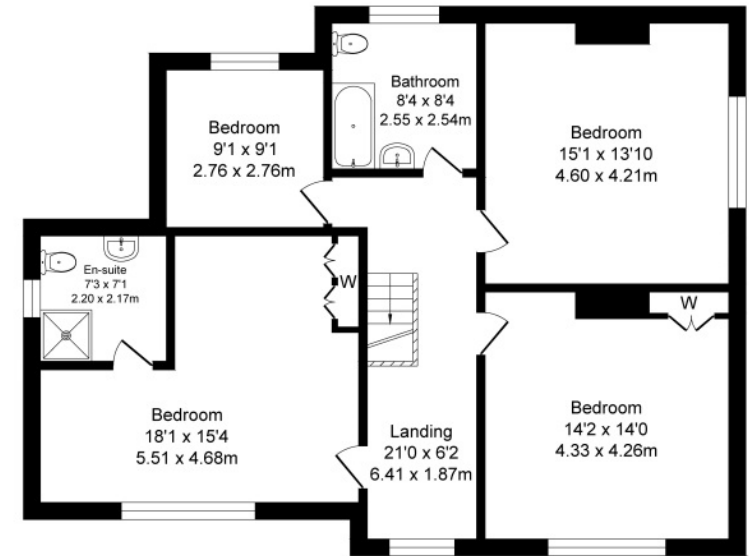
**Outbuilding**

Approx. Floor Area 767 Sq.Ft (71.3 Sq.M.)



**Ground Floor**

Approx. Floor Area 1229 Sq.Ft (114.2 Sq.M.)



**First Floor**

Approx. Floor Area 1024 Sq.Ft (95.1 Sq.M.)

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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*441 Warrington Road*

Culcheth, WA3 5SJ

T : 01925 762083 | WWW.MILLERMETCALFE.CO.UK