



Chetwode Mews, Street Lane, Lower Whitley, Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Barn Conversion
- Semi-Detached
- Approx. 1 Acre of Land Included
- Spectacular Family Home
- Modernised Interior
- Three Double Bedrooms
- South Facing Gardens
- Two Stables Included
- Breath-Taking Views
- Multiple Parking Provided

DESCRIPTION

Presenting a beautiful and internally modernised three-bedroom semi-detached barn conversion with approximately one acre of land available and two stables. Located within walking distance of The Chetwode Arms in Lower Whitley, viewings for this property are highly recommended. Planning permitted for further development.

Access into this fabulous home is via a large entrance hall, leading through to a contemporary lounge with a brick feature fireplace including a mutli-fuel burner and a large and modernised kitchen / dining room, both providing access to the gardens. The ground floor also provides access to three double bedrooms and a stunning shower room; including under floor heating and storage room.

EXTERNAL

Accessed via a communal entrance onto Chetwode Mews, this property sits on a superb plot. There is a large driveway, providing parking for multiple vehicles. This south facing garden is mainly laid to lawn and boasts a fabulous patio area, perfect for alfresco dining and entertaining friends. Well stocked gardens provide access to the stables and field.

The sale will be subject to an Overage clause with a payment of 50% of any uplift in value payable to the vendor in the event of any development of the land for any other use than agricultural, equestrian, or horticultural, which expires on 7th February 2026. These terms are to be agreed by both parties.

Including:

Barn Conversion, gardens and two stables - Approx 0.13 acres. One field – Approx. 1.08 acres. Total approx. 1.21 acres.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.70m x 4.48m
- Kitchen / Dining Room 3.78m x 4.48m
- Bedroom One 2.92m x 4.46m
- Bedroom Two 3.28m x 3.62m
- Bedroom Three 4.13m x 2.70m
- Bathroom 2.04m x 3.27m

STABLES

- Stable One 3.66m x 3.66m
- Stable Two 3.66m x 3.66m
- Storage 3.66m x 3.46m

SERVICES

- Economy 10 Electric Central Heating
- Mains Connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 900Mb (Via BT Fibre)

LOCATION

Lower Whitley is a village in Cheshire, England. Together with Higher Whitley, it is a part of the civil parish of Whitley, situated in the unitary authority of Cheshire West and Chester. Key social hubs include the Chetwode Arms, St. Lukes Church and the Village Hall. As well as the Village School and the Birch & Bottle (Chang Noi). The focal point of the village is a medium sized pond known as 'Town Pit', now registered as a village green.

DISTANCES

- Stockton Heath 6 miles
- Warrington Town Centre 8 miles
- Manchester City Centre 17 miles via M56
- Chester City Centre 19 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester Airport 25 miles via M56

(Distances quoted are approximate)



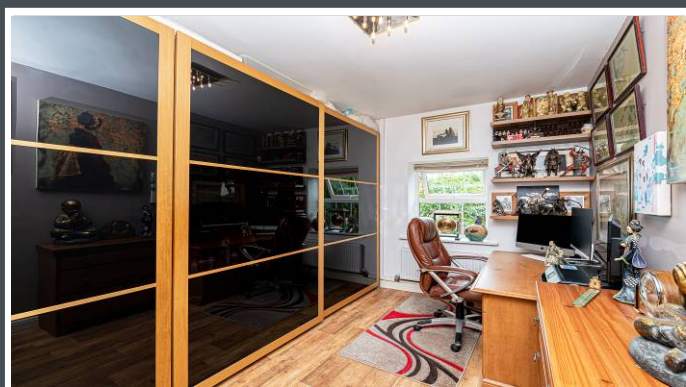
GENERAL INFORMATION

Local Authority: Cheshire West and Chester
Council Tax Band: E
Lease Remaining: 965 Years
Tenure: Leasehold with Abscent Freeholder.
(to be confirmed by Solicitors.)

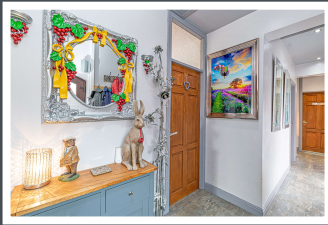
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







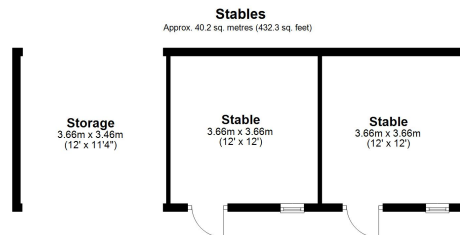
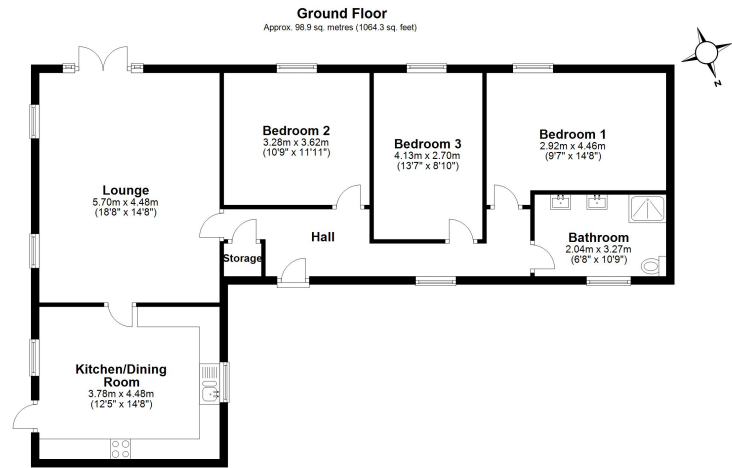


IMPORTANT NOTICE:

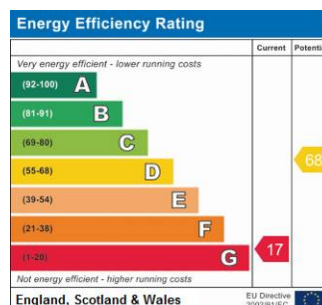
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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Total area: approx. 139.0 sq. metres (1496.7 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

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