

No.1

THE LIMES

LOWTON







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Hugging the Cheshire countryside, enjoy the restorative benefits of rurality with handy links to nearby towns and cities at No. 1, The Limes in Lowton, a peaceful village nestled between the easy reach of the M6 and M62 links to Manchester, Liverpool, The Lake District, Warrington, Wigan and beyond.

A broad, pillared entrance provides access to the neatly block-paved driveway, where there is ample parking for multiple vehicles. Additionally, a double garage with electric doors offers further parking, also benefitting from a room above currently used as a gym but also ideal as an office.

Make an Entrance

Step forward, through the front door and into the wow-factor entrance hall. Central to the home and designed to give an instant impression of the scale and size of the home, the double height ceiling and gallery landing above create a sense of light and openness, whilst rooms flow off to the left and right and ahead beyond the stairs, immediately impressing the scope of this home.

Wooden laminate extends underfoot with arboreal themed grey and white wallpaper hinting at the verdant surroundings of The Limes.

Freshen up in the cloakroom off the entrance hallway, furnished with wash basin and WC.

Through double doors to the immediate left of the entrance hallway, the cosy snug awaits. A warm and welcoming room, views extend out to the front and over open fields to the side. A flexible space, formerly a dining room and a cinema room, The Limes is a home that accommodates the needs of all the family.

Consider the potential to install French doors and create an elevated decking to the side, with a verdant outlook over the countryside beyond.









A Chef's Dream

Opposite the oak double door entrance to The Limes is the sunny and sociable kitchen. Travertine tiles extend underfoot, with Shaker-style cabinetry providing a wealth of storage. A large central island with sink and waste disposal is also brimming with cupboard space and furnished with a fitted wine rack and shelving.

Cook up a feast for family and friends on the gas hob with Wok Burner and Griddle, nestled within a splashback tiled inglenook surround. With a double oven, dishwasher and Butler's sink, a substantial granite topped center island with undermount sink, batch feed waste disposal and grooved drainage for vegetable preparation.

Even more fitted storage can be found to the rear of the room, where the utility room is plumbed for a beer fridge, freezer and second dishwasher. A separate laundry room keeps the washing and clutter hidden away, furnished with plumbing for a washer and dryer and a further Belfast sink.











Practical Places

Perfect when returning with shopping or from dog walks, the boot room entry via a rear door provides easy access to an accessible ground floor shower room, also furnished with wash basin and WC.

Flow off the kitchen into the garden room, a substantially sized room enveloped in light and providing verdant views out over the garden to the rear. Carpeted and cosy, this room naturally zones into both a dining and living area, with ample room for both sofas and large dining table.

Relax and unwind with gorgeous views out over the garden and out over the countryside beyond.

"After work on a Friday night, you can see the lights in the distance from the conservatory beyond the greenbelt. It's very peaceful."



Sociable Spaces

A sociable space, the garden room is equally ideal for parties and entertaining, naturally linking to the vast lounge via glazed doors and the continuation of grey carpet.

Filling the room with warmth is the log-burning stove set within its stone fireplace. A well-insulated home, the Worcester Bosch boiler, installed only three-years ago is both efficient and reliable.

Reconnecting with the entrance hall, embrace the easy flow of the home, where the office can be found on the right of the stairs. Peaceful, private and looking out over the garden, there is ample space for two desks for those working from home.

Take the bespoke hardwood stairs up to the galleried landing and turn right to reach the largest of the four double bedrooms.









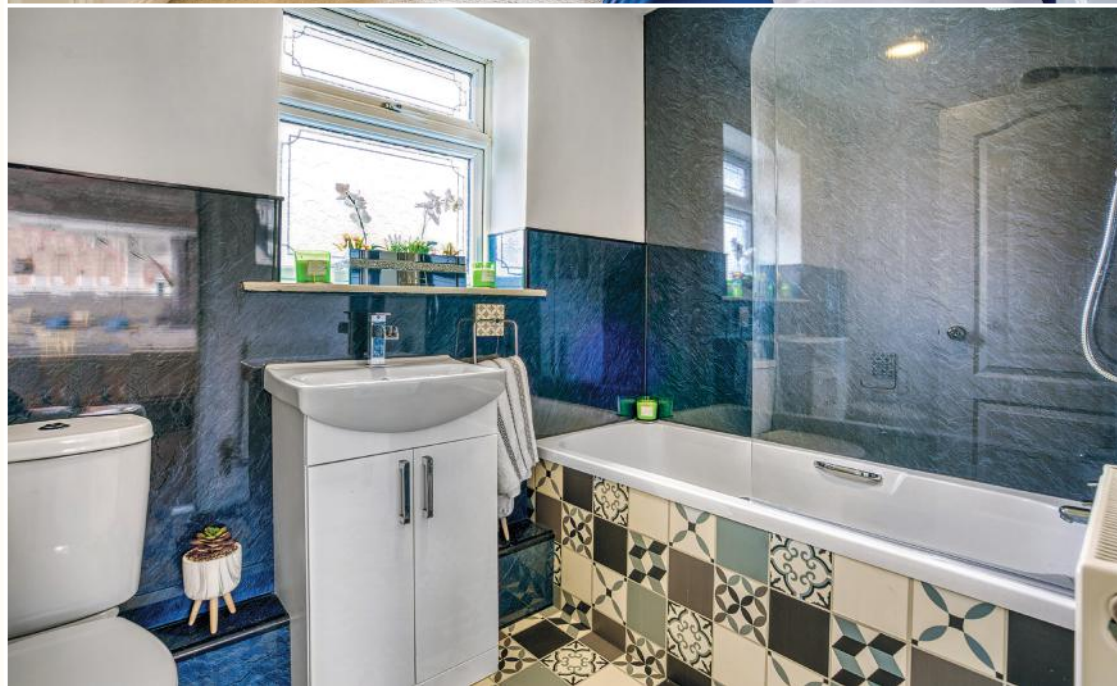
Sleep Easy

Embellished in shades of silver and gold, this spacious bedroom overlooks the quiet street to the front. Ample storage is accommodated in the fitted wardrobes, with room for armchairs by the television point to the front. Idea for older children, or as a self-contained guest suite, this room has its own ensuite, light, bright and furnished with bath with overhead shower, wash basin and WC.



Rest & Refresh

Next door, another double bedroom drinks in verdant views over the garden to the rear, carpeted in cream underfoot and decorated in soothing shades of blue and gold. A restful room, it also benefits from access to a Jack 'n' Jill ensuite.









Soak Away the Aches

Grained wood style flooring extends underfoot with white, part-tiled walls counterbalanced by contemporary pale grey above. Enjoy a soak in the modern-style bath, with showerhead attachment, or freshen up with a morning spritz in the separate shower cubicle. Plenty of storage for your shampoos and fragrances can be found in the two-drawer vanity unit beneath the wash basin, with a WC also available.



Along the landing on the right is the third, peaceful double bedroom. Currently furnished as a nursery, this bedroom affords arguably the best views in the home, looking down over the country lane to the front and with leafy views over the rolling fields to the rear.

Secret Sanctuary

A home carefully thought out with subtle design features that help to make a difference to everyday life, discover the master suite tucked away at the end of the wing.

Make your way into the master suite via the dressing room, carpeted in grey and fully furnished with a plentiful supply of wardrobes, drawers and dressing table. Acting as a buffer between the master bedroom and the ensuite, the layout of this space has been carefully considered to provide peace and privacy to the bedroom, allowing for early risers to shower and prepare for work without disturbing their partner.









Tiled in refreshing tones of blue, the ensuite features a freestanding tub, raised on a plinth, wash basin and vanity unit alongside a WC.

“When the alarm goes off, I can get up, close the door get ready in the ensuite and dressing room leaving the bedroom in peace and privacy.”



The master bedroom is a sanctuary devoted to rest and relaxation, with stunning views out over both the courtyard area and open fields. A room with vast potential – consider adding a balcony or perhaps connecting the room to the garage to extend its scope (subject to planning). When this sociable home is filled with laughter and chatter, rediscover your inner peace in this hidden away haven and escape to your own world.

Entertain Outdoors

Private and bordered by mature trees and shrubs, the garden at The Limes is perfectly sized to complement the home. Spacious, yet low maintenance, there is plenty of space for children to scamper about the lawn, with a large patio ideal for entertaining. A covered verandah to the side offers verdant views out over the fields.

Beautifully planted with a range of perennials, colour fills this private and peaceful garden throughout the year.









Where Country Meets Town

On the cusp of the Cheshire countryside, a treasure trove of emerald walks extends from the doorstep. Walk through the fields or along the lanes and roads, calling in at the friendly local pubs for a refreshing thirst quencher on the return journey.

Walk for a mile and a half to nearby Newton le Willows or explore Lyme and Wood Country Park. In the opposite direction, explore the green space in the nearby villages of Culcheth and Croft, into the fields and via Old Croft Marsh across to the railway memorial.

There are a range of leisure centres and golf courses nearby, including Pennington Golf Course, Haydock Park Golf Club and Haydock Park Racecourse.



With enviable transport links, The Limes is perfectly placed for commuters, only five-minutes' to the M6 or M62, bringing Manchester and Liverpool within 30 minutes' reach and the Lake District only an hour's drive away. There is also handy rail access from the local station (only a mile away) to Manchester, Liverpool and Warrington via the West Coast Mainline.

Families are spoiled for choice when it comes to local schooling, with Lowton West Primary School, All Saints Catholic Primary School, Golbourne High School, St Catherine's Primary School and St Luke's C of E Primary School all within a stone's throw of The Limes.

Within a seven-minute drive is Green Meadow Independent Primary School whilst Abbotsford Preparatory School, Lord's Independent School and Clevelands Preparatory School are all within a 30-minute drive.

With a Morrisons supermarket only 500 yards away, and a Sainsbury's in nearby Culcheth, Warrington is also close by for all your retail needs.

A warm, welcoming, spacious family home, The Limes is ideal for entertaining, combining both peace, privacy, and rurality, with easy access to the city.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

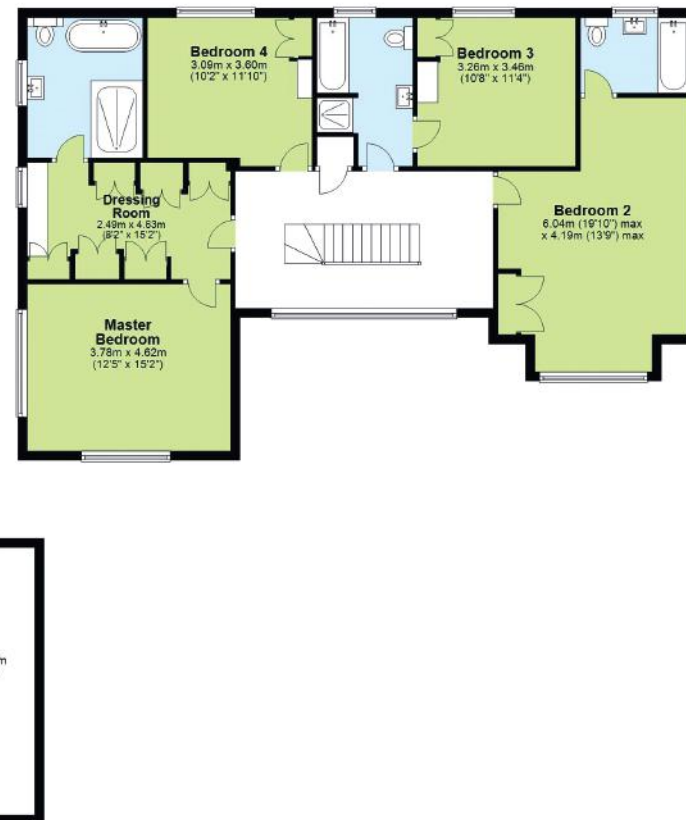
T1 | C

A1 | B

Ground Floor
Approx. 190.5 sq. metres (2050.7 sq. feet)



First Floor
Approx. 128.6 sq. metres (1384.3 sq. feet)



Total area: approx. 319.1 sq. metres (3435.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.



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