



Warburton Lane, Warburton, WA13

Offers in Excess of £975,000

Property Features

- Historic Farmhouse
- Four Double Bedrooms
- Two En-Suite Bathrooms
- One family bathroom, one additional shower room and WC.
- Three Reception Rooms
- One Fully Glazed Link Dining/Entrance Hall
- Rural Location With Private Grounds
- Professionally Landscaped Garden and Orchards
- Architect Designed and Modernised While Retaining Many Old Features

Full Description

Onion Farm is a Grade II listed property formed from a pair of buildings linked by a superb double height, fully-glazed green-oak dining/entrance hall. The property occupies 1.6 acres of land, including gardens, outbuildings and orchards. There is ample off-road parking and an internal living space of 3,189 square feet. Internally the property comprises of two wings and the south-facing connecting green oak dining/entrance hall. The eastern wing ground floor comprises of a kitchen/dining room, hall and stairs, reception room, two smaller rooms used as a library and utility room and a small shower room / WC. Upstairs there is an en-suite double bedroom, and an en-suite master bedroom with dressing-room. The western wing comprises of a kitchen dining room with a conservatory to the west, a hall and stairs with a utility room and toilet to the west and two reception rooms currently used as office space.



ENTRANCE HALL / DINING ROOM 22' 1" x 19' 4" (6.75m x 5.90m)

This is recently-built green oak framed building, linking the two wings at ground floor and at first floor height via a mezzanine. It is fully glazed and has four large skylights in the roof above, making a beautiful light room, showing the exposed oak timbers to advantage. It has underfloor heating to a yorkstone flagged floor. The mezzanine floor is of engineered oak and provides a superb casual sitting area.



East Wing

KITCHEN / DINING ROOM 15' 7" x 13' 1" (4.75m x 4.00m)

This is a substantial yorkstone-floored room with oak beams. It has a short section of fitted kitchen units, comprising of sink and drainer, induction hobs, oven, dishwasher and storage cupboards. It has access to the entrance hall/dining room, the stairs to the east wing and a storage area below the stairs. A window to the east has a view across a lawned garden with a large bamboo and holly trees.



STAIRS / PASSAGEWAY

This yorkstone-floored 'L'-shaped room comprises of the stairs to the first floor with access to the mezzanine floor of the entrance hall/dining room. At the ground floor an oak door gives access to the eastern lawn. A medieval stone wall from a high-status former chapel forms the ground floor internal wall to the area.



LOUNGE 17' 2" x 14' 9" (5.25m x 4.50m)

This room contains ancient beams and the internal face of the medieval stone wall. The opposite wall is built of oak-framed wattle and daub and on the face of this and some of the framing is a Tudor wall-painting. This room is yorkstone-floored and has a yorkstone fireplace with a cast-iron log-burner inside. A window to the east overlooks the eastern garden, while another to the west overlooks the courtyard. An oak door gives access to the courtyard.



UTILITY ROOM / LIBRARY ROOM

These two low, yorkstone-floored rooms are accessed from either side of the wall-painting and have a connecting window-like opening between them. The eastern room is the utility room and has a gas boiler and provision for washing machines etc. The western room is used as a small library and has a small shower room / WC attached.

MASTER BEDROOM 17' 4" x 14' 7" (5.30m x 4.45m)

This large bedroom has a half-timbered southern wall and nearly half the room is open to the roof. It is solid oak floored and has an eastern window and two western windows overlooking the courtyard. The northern wall features a curving chimney breast. It has cast-iron radiators and oak doors into the dressing room and bathroom. The door to the stairs is C17th. Access to the bathroom and walk-in wardrobe is via solid oak doors above two steps down. The walk-in wardrobe has fitted cupboards with old pine doors. It has a window to the east and a smaller one to the south. The room also boasts neutrally painted walls and ceiling, two cast iron radiators and electrical sockets integrated into the flooring.

ENSUITE 11' 5" x 7' 10" (3.50m x 2.40m)

The solid oak floored bathroom features a teak bath, built-in shower, toilet, bidet and twin wash-basins in a mahogany worktop. It has a small south-facing window and a larger three-light window to the west, overlooking the courtyard.

BEDROOM TWO 14' 7" x 13' 11" (4.45m x 4.25m)

This is in the northern end of the east wing and is an en-suite double room with solid oak flooring. The northern gable has an original small and low three-light stone mullioned window in it, while to the east another larger window overlooks the eastern garden. The door to the stairs is C17th.

ENSUITE 7' 9" x 2' 10" (2.37m x 0.87m)

Modern and stylish en-suite bathroom comprising of W/C, hand wash basin integrated in an oak worktop, chrome heated towel rail and a shower cubicle with glass screen and chrome fittings.



West Wing

KITCHEN/BREAKFAST ROOM 13' 11" x 13' 11" (4.25m x 4.25m)

A large kitchen area with ample room for a four seater dining table, perfect as a breakfast room. The room is fitted with maple base and eye level storage units topped by slate work tops, within which sits a double Belfast sink. The room has a three-light brick mullioned window to the rear aspect as well as French doors to the conservatory; there are recessed spot lights to the ceiling between exposed beams and the floor is paved with terracotta tiles.

CONSERVATORY 14' 4" x 6' 6" (4.37m x 2.00m)

This is a lean-to style conservatory which is fully glazed; there are a further set of French doors leading to the Japanese garden to the side aspect of the house. It has an electrically-heated terra-cotta tiled floor. This room would make a lovely area for afternoon tea in the early spring when it is not warm enough to sit outside. The current owners have cultivated a grapevine which offers some shade in the summer months.

STAIRHALL

This allows access to the entrance hall / dining room via a brick archway and a glazed screen. Access to the kitchen, utility room and reception rooms is via oak plank doors. The floor is paved with terra-cotta tiles. The stairs comprise of three short flights with oak handrail, balusters and trim. The room is open to the roof.

UTILITY ROOM AND WC 10' 2" x 6' 6" (3.10m x 2.00m)

A practical space with room for washer and dryer, this room also offers an additional sink and access to the downstairs WC. It also connects via a stable door to the conservatory. It is paved with terra-cotta tiles.



OFFICE 14' 9" x 13' 11" (4.50m x 4.25m)

This room, formerly a stable, is used as a home office, but could be used as an additional lounge. The room has two fully-glazed doors, one on the external side aspect and one to the internal court yard area. A window overlooks the courtyard to the east. It has a maple floor and exposed timber beams on the ceiling. Traditional air vents to the walls have been preserved and glazed to preserve the character.



STUDY 13' 11" x 13' 11" (4.25m x 4.25m)

This room, formerly a tack-room and featuring a collar hanger in the wall, is used as a home office, but could be used as an additional lounge. The room has one fully-glazed door, to the internal court yard area. The room has a three-light brick mullioned window to the south gable. It has a maple floor and exposed timber beams on the ceiling. Traditional air vents to the walls have been preserved and glazed to preserve the character.



BEDROOM FOUR 13' 11" x 10' 2" (4.25m x 3.10m)

This spacious fourth double bedroom benefits from exposed beams and a high ceiling; a brick mullioned two-light window to the rear aspect and two additional west-facing Velux skylight windows. This room is fitted with solid pine and mahogany flooring and benefits from a double panelled radiator and ample built in storage space. It has a walk-in wardrobe on the south wall.



BEDROOM THREE 13' 11" x 13' 11" (4.25m x 4.25m)

Another unique bedroom with exposed beams and a high ceiling; a brick mullioned two-light window to the south of the property and four additional Velux skylight windows deliver ample natural light to the space. The room is floored with pine boarding; several wall mounted light fittings; and a Douglas fir plank door connects to the landing adjacent.



FAMILY BATHROOM

A stylish bathroom with Velux skylight; wooden flooring; part-tiled walls; bath with side panel; bidet; low level WC; hand wash basin and built in storage unit. This room leads into the upstairs landing area via a Douglas fir plank door.

WALK-IN WARDROBE

The walk-in wardrobe has fitted cupboards with old pine doors. It has a Velux window to the west. It is accessed from the landing.

LANDING

The walk-in wardrobe has fitted cupboards with old pine doors. It has a Velux window to the west. It is accessed from the landing.

EXTERNAL

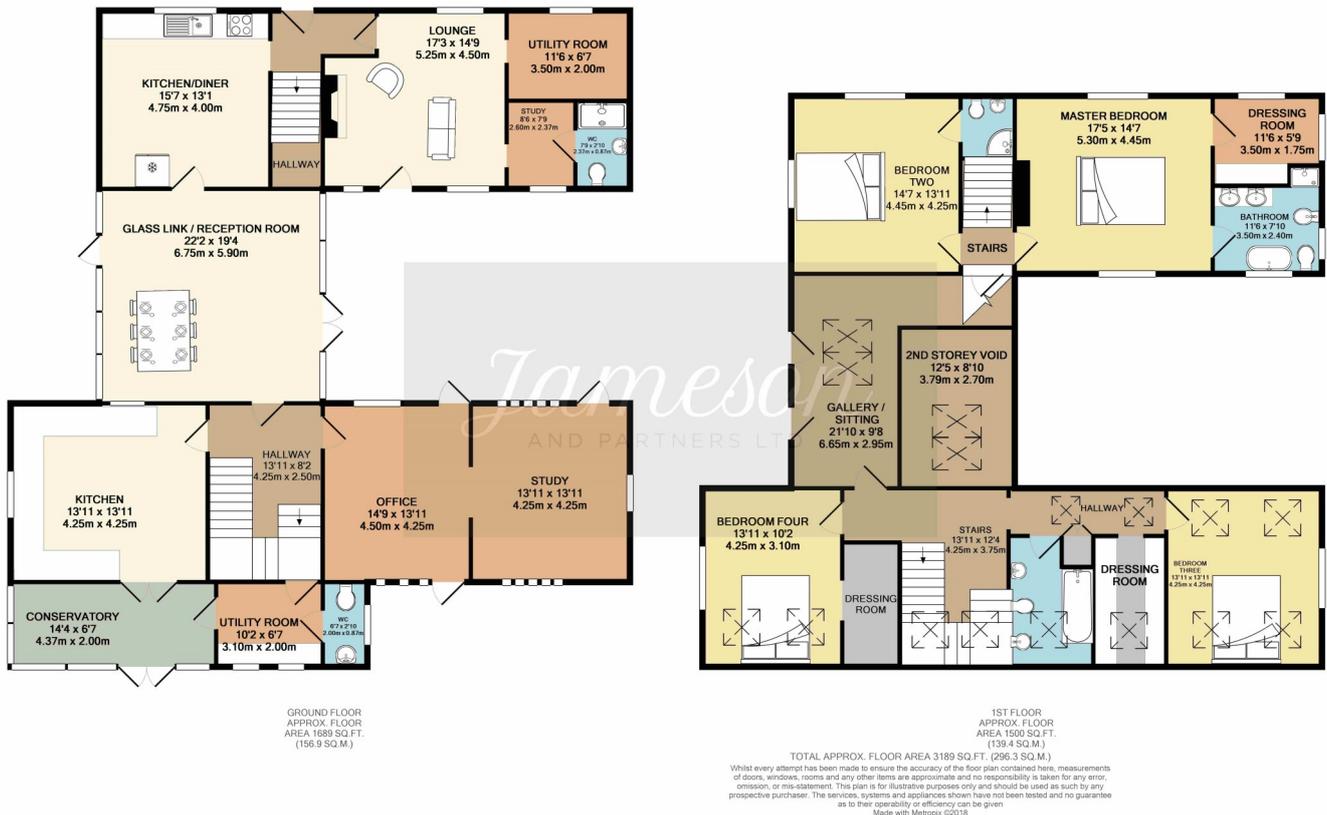
The property sits in extensive and well maintained grounds. To the left side of the property is a Japanese garden which has been beautifully planted and landscaped. To the right is an enclosed garden area sheltered by tall bamboo offering a quiet seating area. To the rear lies a large meadow which is planted with apple and pear trees.

To the front of the property lies a paved court yard which is enclosed on three sides by the property. Beyond this lies a large drive area with ample off-road parking for several vehicles. This leads to another meadow which again has been planted with fruit trees.



COMMON QUESTIONS

1. How much will I be paying in council tax for this property? At present this property is in council tax band E, in Trafford this currently costs £1814.86 per annum.
2. How much will the utility bills cost for this property? The costs will depend on usage and time of year, but on average the costs are £16.50 per month for water and waste; £127 per month for electricity and £36.50 for gas.
3. When was this property built? This property was constructed in the 15th Century, and contains historical features dating back to the 12th century. The house has been fully modernized and the work was completed in 2010.
4. Is this property freehold or leasehold? This property is freehold, therefore there is no service charge or ground rent payable.
5. Does the property have a sky dish fitted? Yes the property is fitted with a sky dish, and the broadband in this area has just been upgraded to fibre optic.
6. Has the owner carried out any work on the house recently? In 1995, the ancient and largely derelict old house and barn was partially repaired and added to by the present owners. Building certificates are available for this. Since then the current owners have restored and modernized the interior, landscaped the grounds and added a link building between the two barns.
7. Has the boiler recently been serviced? Yes, the owner has a service contract covering the boiler and has an annual service carried out.
8. Is this property in a conservation area? The property is not in a conservation area but is a building of historical significance and is therefore a grade two listed building.
9. Does the property benefit from a loft space? Yes, there is a small loft spaces which has been boarded.
10. Why is the vendor selling this property? The vendors will be downsizing.
11. How soon can the vendor vacate the property? The vendor is actively seeking an onward purchase and will endeavour to secure one soon after the sale on their house is agreed. The vendors have confirmed they would not delay a sale and will vacate as soon as a successful buyer is ready to complete their sale.
12. Which features of this house has the vendor most enjoyed? The vendor has loved living here and has informed us that their favourite aspects of the house are:
 - a) The history - Onion Farm is one of the oldest buildings in Trafford and has an extensive and interesting history.
 - b) The friendly local community.
 - c) The open views, large garden and orchards - The house lies on a large plot of land.



17 The Downs
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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