

CALLANDS FARM

WILLOUGHBY CLOSE







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Discover country living with commuter benefits at the capaciously sized Callands Farm in Old Hall.

Nestled on a third of an acre, Callands Farm is enveloped in greenery, replete with five versatile reception rooms and seven double bedrooms alongside an annex brimming with potential.

Bursting with potential, only five minutes from the motorway, yet peacefully settled on a plot of around a third of an acre, discover the versatile and spacious Callands Farm, in Old Hall.



BEST OF BOTH WORLDS

With a backdrop of fields and a babbling brook passing through the bottom of the large garden, enjoy the best of both town and country at Callands Farm.

Pull onto the driveway, where there is ample parking for several cars, before making your way through the pedestrian gate and along a path running alongside the lushly planted front garden, before arriving at the entrance to the farmhouse.

Peaceful and private, sense the heritage of this period home, where quarry tiles underfoot are practical and authentic to the era.

From the entrance hallway, turn right into the light and bright dining room, with a large window overlooking the well-stocked front garden. Spacious and with a warm feel, a traditional fireplace adds formality.





*"We were attracted by the space and size;
we just knew it was the 'dream' home."*





FAMILY LIVING

A home with fantastic flow, crossing the hall from the dining room, arrive at the snug, a room with a relaxing ambience, decorated in cream shades and with a large window looking out over the front garden. Carpeted underfoot and with a redbrick vintage feel fireplace, a second window invites light in from the side.

At the end of the entrance hallway, at the foot of the stairs, turn left into the main lounge, where rustic beams extend overhead, and a series of tall sash windows draw in an abundance of light from the garden when the sun shines. With so many spacious entertaining rooms in which to relax and unwind, follow the sun as it moves around the home.

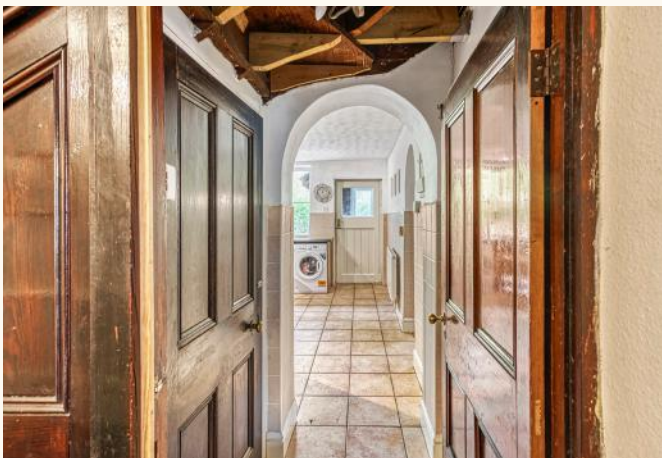
Issuing warmth and welcome, a handsome fireplace, carved from sandstone blocks which were the original flooring for this room, stands in pride of place. Hidden away behind the fireplace is an old, original bread oven, hinting at the heritage of this home.





PERIOD CHARM

Following the line of the original staircase, note the robust, traditional doors as you make your way along the inner hall, where the sitting room, another versatile reception room awaits ahead. A large sitting room, with feature fireplace and beams overhead, windows capture views out over the garden to two sides.



Follow your nose through to the left, into the traditional farmhouse kitchen, where a range of wooden cabinets provides storage space for your culinary essentials. Tiled underfoot, with ample space for a breakfast table to the centre, a large window looks out over the rear garden. With space and plumbing for a freestanding washing machine and room for a fridge-freezer, other integrated appliances include a hob, oven and dishwasher. Access the garden from a rear door.



Ideal as a breakfast room, playroom or study, a fifth reception room opens up off the kitchen. Bold, bountiful and bright, with views out to the garden, the versatility of both this room and indeed the entire home, cannot be understated.

Tucked off the breakfast room, open the door that leads through to the side extension – another area brimming with possibilities.





POTENTIAL FOR DEVELOPMENT

Originally designed to be a garage, this section of the home, with its own independent access out to the garden and side gate, has previously served as annex accommodation. Ideal for earning an Airbnb income or simply for providing older, or less mobile relatives with an accessible, ground floor space in which to live, this area could also be ideal for teenagers. Currently a blank canvas, the large living area, formerly with kitchenette, leads to a bedroom and bathroom. Consider the potential also for the introduction of a gym, cinema room or even a home office for those running their own business.

Returning to the inner hall, take the richly toned solid wood staircase up to the first floor, as the ceiling height rises up and light flows in through the roof lights high above.





ROOM FOR ALL

From the top of the stairs, turn right along the landing, turning right to discover bedroom three, a bountifully sized bedroom overlooking the garden to the rear, and the first of a potential seven bedrooms at Callands Farmhouse.



Continuing ahead along the landing, beneath an archway, turn right to arrive at bedroom six, a double bedroom with quirky angles and a wash basin. Light flows in through windows to the side and rear, with views out over the garden, weeping willow tree, brook and fields.



Turning right out of this bedroom, arrive at bedroom seven, the smallest of the bedrooms yet still amply sized to accommodate a double bed, vanity unit wash basin and wardrobes. A window to the side draws in plenty of light, whilst the high ceiling adds an airiness to the room.

Returning through the archway, off the landing to the right discover a large double bedroom overlooking the front and side garden. The second largest bedroom, this is a light and bright space, with two bountiful sash windows and so much space for all your furniture.





"We have always had lots of family and friends who have stayed, it is a home with space for everyone."





BEDTIME BECKONS

Emerging from this bedroom, immediately on the right is the fourth bedroom, with fitted storage and a handy wash basin. Views extend over the garden to the front.

Retracing your steps along the landing, past the head of the stairs, turn right to arrive at the main bedroom. Light, bright and looking out over the front and side gardens through large sash windows, this grandly sized bedroom contains its own wash basin alongside built-in storage.

Conveniently situated next door to the main bedroom is a long, tiled shower room, furnished with corner shower, wash basin and WC alongside a large linen closet – handy for storing towels and bedding.





REST & REFRESH

Refreshment also awaits in the family bathroom next door, furnished with bath, wash basin and WC and again containing fitted storage.

Finally, arrive at bedroom five, the final of the seven double bedrooms at Callands Farm. Featuring a wash basin once again, each of the bedrooms in this spacious family home is a comfortable if not capacious double, with plumbing, adding the potential to introduce a number of ensuite bathrooms should you desire.

Overhead, a generously sized loft, offers an abundance of space for storage, should you wish to add boarding.







*"The home has such a peaceful, friendly atmosphere,
it has been a joy to live here all these years."*

GARDEN AWAITS

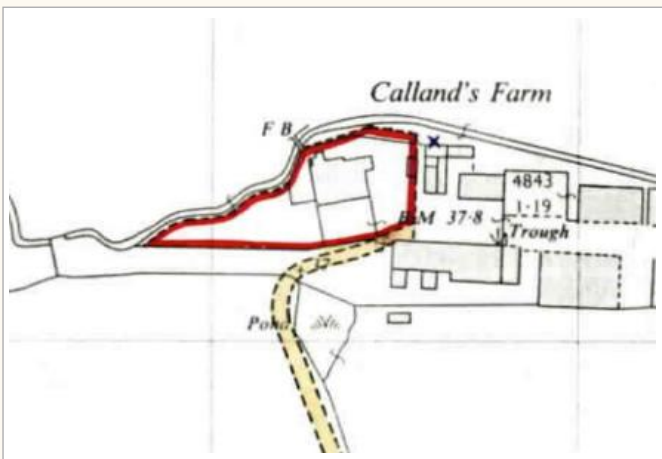
Peaceful and private, the front garden is screened from view by mature hedging, and features a large lawn, bordered by planting. Wrapping around to the side of the home, established trees and shrubs provide colour and texture throughout the seasons.

Large expanses of flat, lush lawn provide the perfect playground for children's games whilst the far boundary brims with trees and branches – ideal for den building. Relax and unwind in the sunshine, soothed by the sound of the gently flowing stream and birdsong.

To the rear, relax and unwind on the patio and decking and enjoy the peace and solitude.

With so much land and space, consider the potential of Callands Farm both as a family home and as a potential business, perhaps as a day nursery or sectioned off as luxury semi-rural apartments.





ON YOUR DOORSTEP

On the brink of both countryside and city, enjoy the best of both worlds at Callands Farm. Enjoy walks through the fields and into the Sankey Valley or jump in the car to access the tracks and trails of Delamere Forest within around 20 minutes. For days on the fells or by the beach, it is roughly an hour's drive to the Lake District and North Wales, while the Wirral is around 40 minutes' drive away.

Enveloped in lush gardens and with peaceful views to the rear, Callands Farm enjoys the quiet calm of rurality, with all the amenities close at hand (there is a supermarket just over the road).

With motorway access within five minutes of the farmhouse, you are nestled 20 minutes from both Manchester and Liverpool, while Chester is only 20-25 minutes away - making commuting so convenient. Leeds, meanwhile, is accessible in just over an hour.

Nestled on the cusp of Warrington, an up and coming, affluent town, all you need is on your doorstep, including a 12-screen cinema, Asda, Ikea, and a large Marks and Spencer supermarket. Enjoy cocktails at The Botanist or treat the family to tea at Tim Hortons.

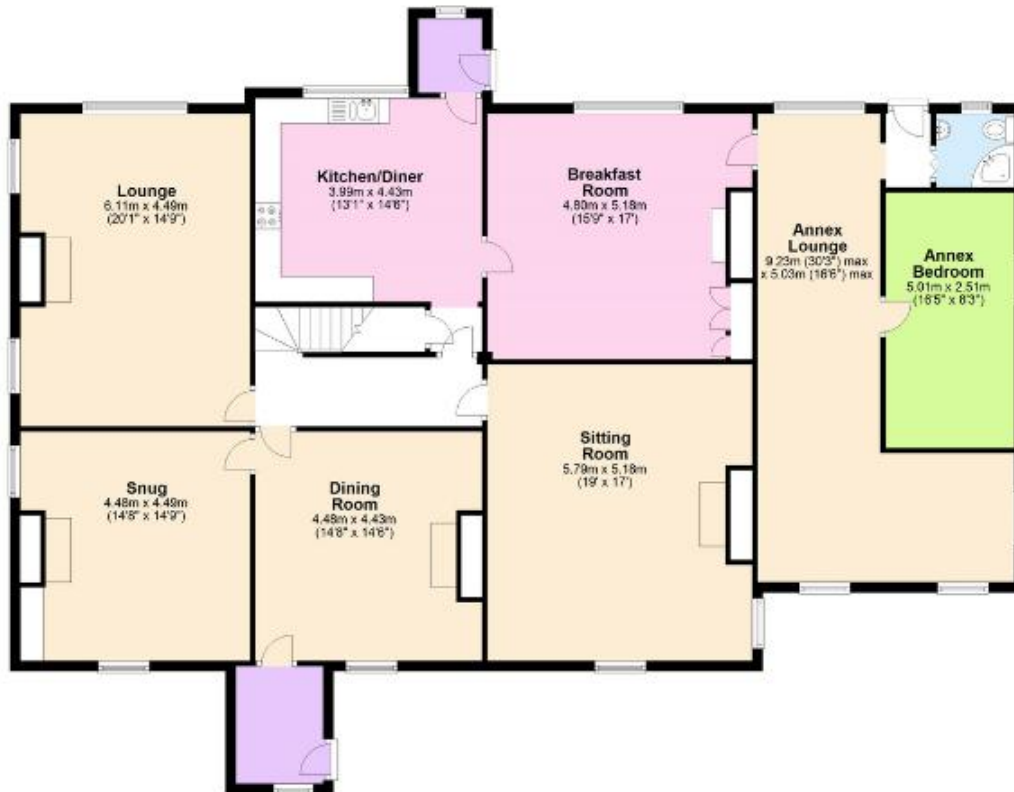
For evenings out, sample the restaurants, bars and bistros of chic Stockton Heath, only a 10–15-minute drive away.

Families are well served by excellent local schools, with primary schools ranging from a 5–15-minute walk away, and a wide selection of secondaries close by, including Great Sankey High School, 25 minutes' walk from the door or ten minutes away by car.



CALLANDS FARM

WILLOUGHBY CLOSE



GROUND FLOOR

Total area: approx. 207.4 sq. metres (2232.7 sq. feet)



FIRST FLOOR

Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

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CALLANDS FARM
WILLOUGHBY CLOSE

Callands Farm, Willoughby Close, Old Hall, Warrington WA5 9QP

presented by

ESTATE AGENCY —
HAMLET
—
Signature



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To view Callands Farm
Call Tesh
on 01925 235 338
Email: tesh@hamletsignature.co.uk

Warrington Business Park, Long Lane, Warrington WA2 8TX
www.hamletsignature.co.uk



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