

# Towngate House

Back Lane, Higher Whitley



Stuart  
Rushton  
& COMPANY

A beautiful Grade II Listed Georgian village house built in 1743, sitting centrally in the middle of the village conservation area, amongst pretty, landscaped gardens and grounds and with lovely balanced and flexible accommodation over three floors.

Higher Whitley is a very sought after rural village that lies in the rural southern outskirts of Warrington and Stockton Heath, within easy reach of the M56 and some lovely surrounding countryside. The village centre, particularly this section of the conservation area is extremely well sought after and the house lies right in the middle, within a private and secluded garden. Grade II Listed and quintessentially Georgian, this lovely family house is absolutely charming throughout and has a large amount of accommodation, flexible for most family needs.

There are up to 5 reception rooms in all, and the house can be utilised in different ways. The original central front door leads through to an entrance hall with staircase leading to all floors, a half cellar and a downstairs WC. The reception rooms include a charming snug at the front of the house, and a central dining room has concertina doors to a second, large rear sitting room with wood burning stove and access to a useful ground floor study. The heart of the house is a large open-plan kitchen/dining/living space with windows to two sides and a range of hand painted cabinets with a built-in dining table and a large family area, overlooking the garden.





Most of the ground floor enjoys a limestone tiled floor and the family area in the kitchen has a wood burning stove. A glazed door leads through to a small sun room with french doors to the terrace and garden beyond. At the rear of the house is a utility room with matching hand painted cabinets and ancillary rooms including a boiler room to the rear.

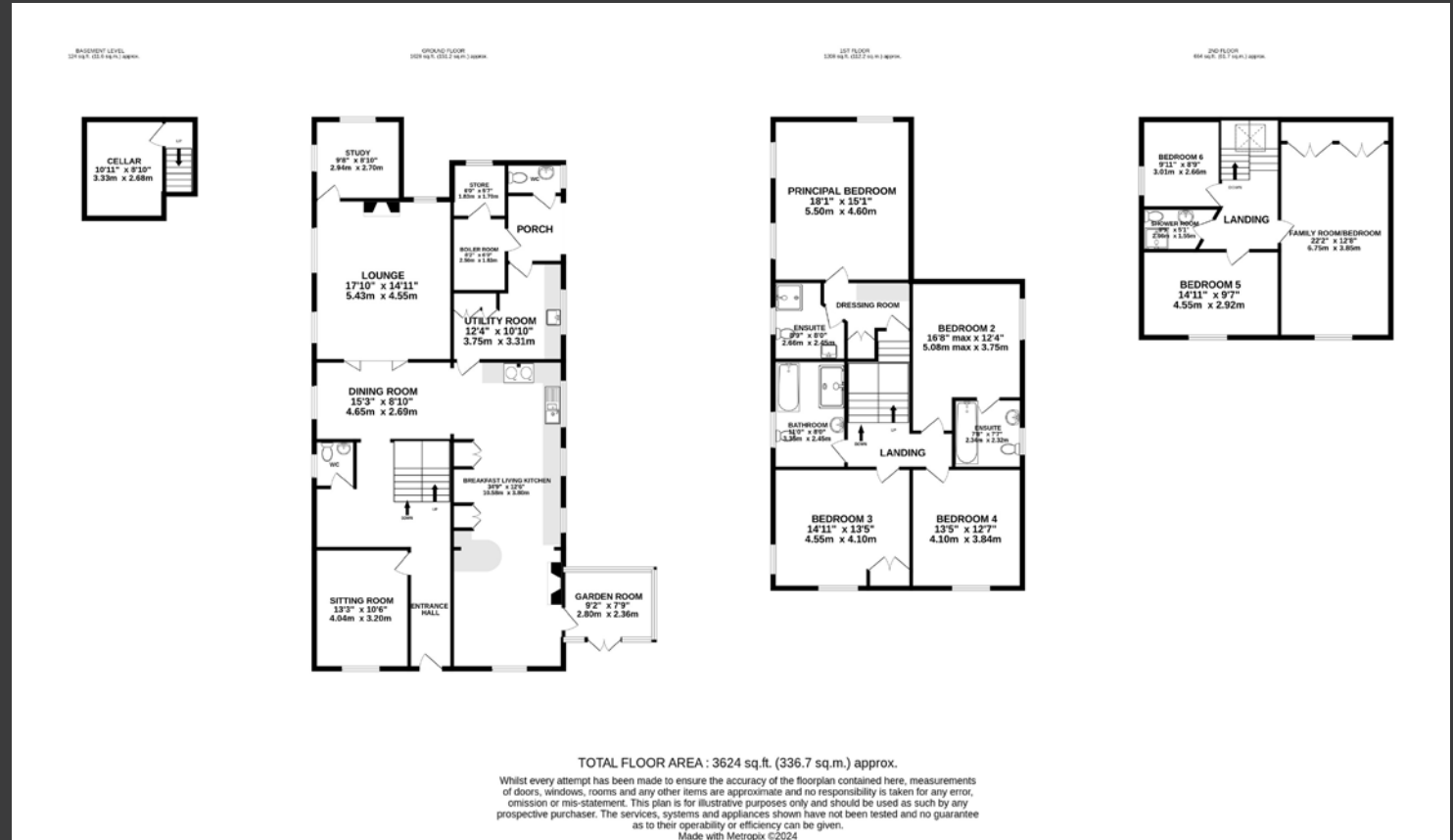
The main suite on the first floor enjoys a walk-through dressing area, an en suite shower room and a good sized bedroom. Three further double bedrooms are also on the first floor - one with an en suite bathroom and the other two sharing a large family bathroom with bath and separate shower. On the upper floor are up to three further bedrooms - one currently used as another lounge, and one as a study, sharing a top floor shower room.

Externally, the house sits back from the lane along a York stone, partially walled driveway and most of the gardens sit to the front of the house, including a landscaped lawn with well-stocked flower and shrub borders and several terraces. At the rear of the house is a further small area of lawn and a good size detached double garage.



# Towngate House Back Lane Higher Whitley Cheshire WA4 4QP

Price: £1,195,000  
Tenure: Freehold  
Local Auth: Cheshire East  
Council Tax Band: G



01565 757000

35 King Street Knutsford Cheshire WA16 6DW

[www.srushton.co.uk](http://www.srushton.co.uk)

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

**IMPORTANT NOTICE:** Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

