

OPENING HOURS



WERRINGTON HALL, HALL LANE, WERRINGTON  
PE4 6RA

£995,000

FREEHOLD



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**B**riggs Residential are proud to have been chosen to market Werrington Hall, which has not been available for over three decades and is a superb opportunity to purchase an outstanding family home. This magnificent six bedroom stone residence, which is situated within fantastic private grounds within Werrington village, is elegantly presented and has been greatly improved and loved by the present owners. With a wealth of character, this impressive property, which dates back to 1760, features a 25' x 23' kitchen/family room, a large living room with spectacular walk-in bay window, 19' dining room and relaxing garden room opening onto the formal gardens. Set on three floors, this quite outstanding home has many period features including a stunning master bedroom with further bay window overlooking the grounds of this substantial home. With a gated entrance leading to a large driveway which provides parking for many vehicles and in turn leads to a double open carport and single garage, this home has well-kept, westerly facing formal gardens with a large patio area and steps leading up to the outdoor heated swimming pool with summer house and changing area. There are further lawned gardens enclosed by fencing and mature trees and shrubs. Offered for sale in excellent decorative order throughout, this well cared for Grade II listed Georgian home with its lovely high ceilings and period features is set in the heart of the village of Werrington and viewing is highly advised to appreciate the size of accommodation available and quality of this individual property.

Panelled front entrance door opening to

#### **ENTRANCE HALL**

An impressive entrance with patterned flagstone flooring, lovely period staircase leading to first floor with cupboard/small cellar below, feature door leading onto the rear patio, step down to a parquet floor with feature arched window to front elevation, radiator and door to

#### **CLOAKROOM**

With parquet flooring and feature arch window to front elevation, WC, wash-hand basin and radiator.

#### **SITTING ROOM 25' x 14' (7.62m x 4.27m)**

A quite stunning room with magnificent walk-in bay window overlooking the rear gardens and French doors leading onto the patio. This room has lovely high beamed ceiling, features an open fireplace with brick inset and stone surround and hearth, picture rail, display alcove and radiator.

#### **DINING ROOM 19'3 x 16'5 (5.87m x 5.00m)**

With a walk-in semi-circular bay window to rear elevation, this large room which is ideal for entertaining, has a fireplace with attractive brick and stone surround housing a gas fire, ornate coving and feature arched window to front elevation.

#### **BEDROOM TWO 14'6 x 10'5 (4.42m x 3.18m)**

With pedestal wash-hand basin, radiator and window overlooking the formal rear gardens.

#### **BEDROOM THREE 16' x 12'2 (4.88m x 3.71m)**

With pedestal wash-hand basin, dormer window overlooking the rear gardens, further window to side elevation and radiator.

#### **BEDROOM FOUR 16' x 7'9 (4.88m x 2.36m)**

With pedestal wash-hand basin, window to front elevation, further window to side elevation and radiator.

#### **BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, fully tiled walls, radiator and dormer window to rear elevation.

#### **SECOND FLOOR LANDING**

With dormer window to rear elevation.

#### **BEDROOM FIVE 15' x 13'2 (4.57m x 4.01m)**

With dormer window to front elevation, two skylight windows to rear elevation, radiator and access to loft.

#### **KITCHEN/DINING/FAMILY ROOM 25' x 23'9 (7.62m x 7.24m)**

A breathtaking room with three sets of French doors opening onto the rear patio, with a quality traditional style kitchen area with a range of wall and base units, central island unit, Corian work surfaces, gas fired/electric 5 oven Aga, inset sink unit, larder units, window to front elevation, dining area with window to side elevation and living area with gas point for log burner and TV point. This room, which is the heart of this property, has access to the Utility Room and door to

#### **GARDEN ROOM 15'4 x 13'9 (4.67m x 4.19m)**

This light and airy room has two sets of French doors opening onto the rear patio and the side, further window to side elevation, lovely high pitched roof, gas-fired cast-iron burner with attractive fireplace surround with TV point above and radiator. This room is perfect for relaxing Sunday afternoons.

#### **UTILITY ROOM 11' x 11' (3.35m x 3.35m)**

With a range of wall and base units with plumbing for washing machine, space for tumble dryer, Belfast sink unit, door to side elevation and door to

#### **CLOAKROOM**

Comprising low flush WC, wash-hand basin and radiator.

#### **LANDING**

A 33' (10.06m) landing with three feature arch windows to front elevation, built-in airing cupboard and period staircase leading to second floor.

#### **MASTER BEDROOM 29' x 14'4 (8.84m x 4.37m)**

A quite stunning master bedroom with magnificent walk-in bay window overlooking the private grounds, built-in quality wardrobes with matching drawers and mirror, exposed beam to ceiling, built-in headboard, radiator and access to

#### **EN-SUITE**

Comprising free-standing roll-top bath, two wash-hand basins with cupboards below, double shower cubicle, WC, cast-iron fireplace, heated towel rail, tiled flooring with underfloor heating and feature arch window to front elevation with window seat.

#### **BEDROOM SIX 13'2 x 11' (4.01m x 3.35m)**

With cast-iron fireplace, built-in wardrobe, radiator and dormer window to rear elevation.

#### **BATHROOM**

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC and heated towel rail.

#### **OUTSIDE**

The property is approached via double opening gates leading to a long gravelled driveway which provides parking for many vehicles. This in turn leads to a detached open barn which provides additional parking for two vehicles and has an enclosed single garage, whilst there is also further parking for a motorhome or vehicle of similar size.

The formal gardens to Werrington Hall provide a high degree of privacy and are quite stunning having a large westerly facing patio, well-kept lawns with well stocked borders, mature conifers, shrubs and trees and an ornamental Ha-Ha. There is a raised decked area which leads through to the outdoor heated swimming pool, which is gas heated and has a large surrounding slabbed area, timber summerhouse with plumbed kitchenette, WC and changing facilities and further covered patio.

The property has a further lawned garden which is of exceptionally good size, is enclosed by fencing and mainly laid to lawn with mature shrubs and trees.

COUNCIL TAX BAND: G (PCC)

#### **ANTI-MONEY LAUNDERING REGULATIONS**

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