



Porch House Farm, Runcorn Road, Higher Walton

£730,000

 Adams

## Porch House Farm, Runcorn Road, Higher Walton

A stunning barn conversion of impressive proportions forming part of the highly regarded Porch House Farm development at Higher Walton.

Porch House Farm is a small, private community of just five residential properties which enjoy the advantage of a semi-rural location whilst being only minutes from the centre of Stockton Heath village by car.

Features of this property briefly include; a lovely welcoming entrance hall with galleried landing, cloaks / WC, two large reception rooms, an extended & recently refitted high quality kitchen / dining / family space with utility, four bedrooms, a four piece ensuite and four piece family bathroom.





## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

## Agents Notes

This property has the benefit of a solar panel installation on the rear roof elevation. A large capacity battery provides a power storage facility with additional surplus being sold back into the national grid.

There are external electric power points on both the front and rear elevations.

Tenure: Freehold

Council Tax Band: G

Local Authority: Warrington Borough Council

EPC Rating:

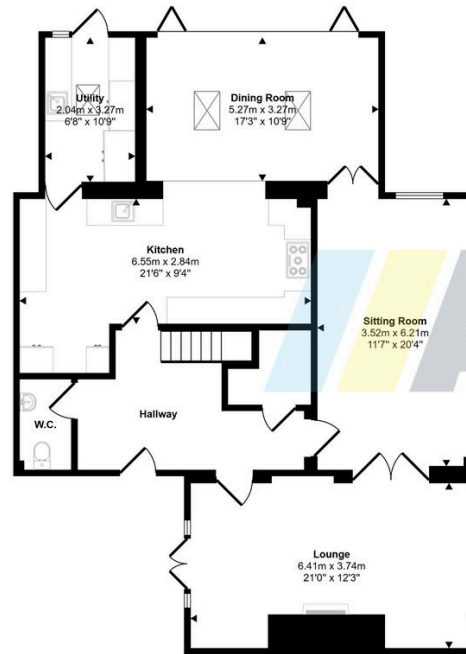




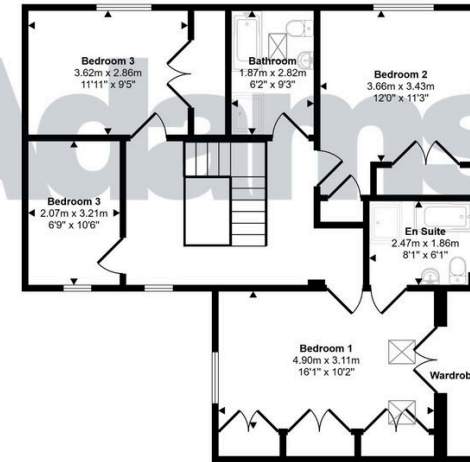




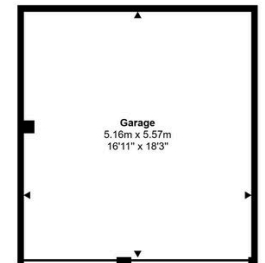
Approx Gross Internal Area  
234 sq m / 2516 sq ft



Ground Floor  
Approx 117 sq m / 1260 sq ft



First Floor  
Approx 88 sq m / 946 sq ft



Garage  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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