



Wright Marshall
Estate Agents

THORN TREE FARM AINSWORTH LANE,
CROWTON, NORTHWICH CW8 2RS

OFFERS OVER £1,150,000



Thorn Tree Farm is a detached farmhouse positioned on a 7.1 acre plot with detached barns, located in the highly sought after village of Crowton

village is also conveniently positioned for commuting to Manchester, Liverpool and Chester, with both international airports within comfortable driving distance.

Description

Owned in the vendors family for over sixty years this detached farmhouse is the perfect opportunity for a growing family looking to acquire their next renovation project.

Externally the property is located on Ainsworth Lane, positioned on a 7.1 acre plot with detached barns, a large sweeping driveway for multiple vehicles and gardens and woodland surrounding the property.

Ground floor accommodation comprises spacious entrance hall with ample hanging and shoe storage space.

The lounge has original herringbone flooring and both the lounge and the sitting room have feature log burners creating two cosy reception rooms, both with views towards the front aspect.

The kitchen/dining room has quarry tiled flooring, a range of low level units, a space for an electric cooker and washing machine. The two stores on the first floor are accessed via the stairs off the dining room which could easily be converted into further bedrooms.

The utility room has quarry tiled flooring, space for an American fridge/freezer and a large built in storage cupboard.

Upstairs comprises two double bedrooms, a single bedroom/study and a three piece family bathroom.

The property is heated by pug in oil filled radiators and the drains are connected to a soakaway in the neighbouring field.

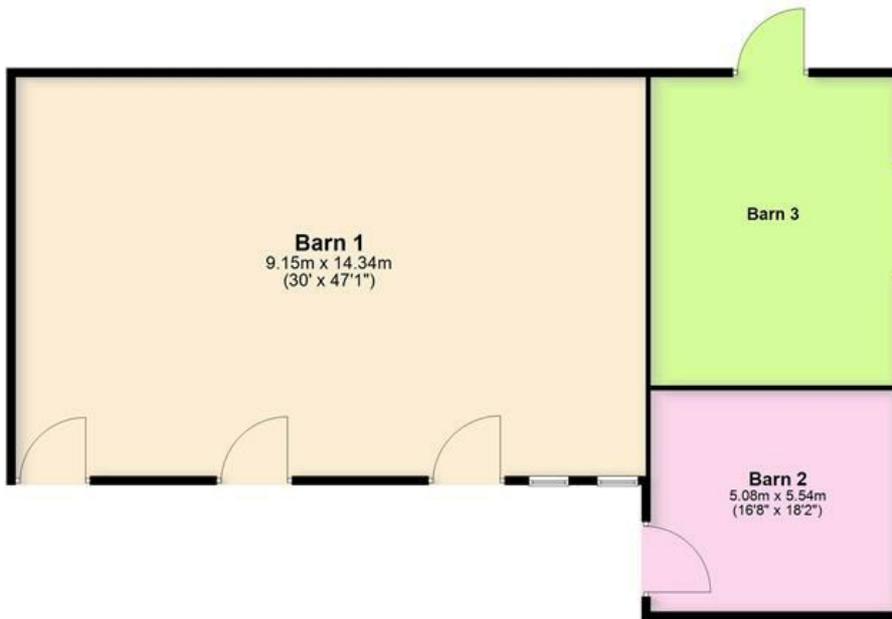
Crowton is conveniently located in the peaceful Cheshire West countryside while remaining well connected to nearby towns and cities. The village offers a welcoming community atmosphere with everyday amenities including a village hall, church and the popular Hare & Hounds public house, as well as Crowton Christ Church C of E Primary School within the village itself. A wider range of shops, supermarkets and leisure facilities can be found in the nearby town of Northwich, approximately 5.5 miles away.

The area is particularly well regarded for its schooling, with additional local options including Weaverham High School and highly regarded independent education at The Grange School, while further prestigious schools can be found in the historic city of Chester.

For outdoor enthusiasts, the surrounding countryside provides excellent walking, cycling and riding opportunities, with scenic routes across Cheshire's rolling farmland and nearby beauty spots including Delamere Forest and the Sandstone Trail. The nearby River Weaver also offers picturesque riverside walks and leisure activities.

Despite its rural charm, Crowton benefits from excellent transport links. The A49 is approximately 1.5 miles away providing easy access to the regional motorway network via the M56, while rail services from nearby Runcorn provide direct connections to London Euston in under two hours. The

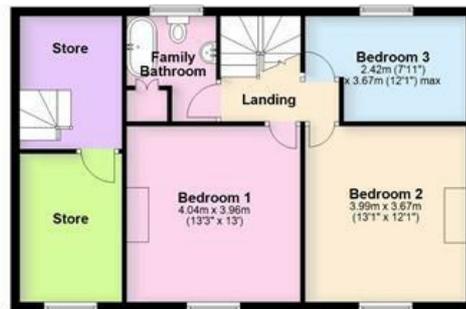
Ground Floor
Approx. 200.0 sq. metres (2153.3 sq. feet)



Ground Floor
Approx. 97.6 sq. metres (1050.7 sq. feet)



First Floor
Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 364.2 sq. metres (3919.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		27	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Wright Marshall
Estate Agents

