

**Cann Lane South**  
Appleton, WA4 5NQ

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£1,400,000**



# Ivory House Cann Lane South

Appleton, Warrington

Luxury living awaits in this bespoke 5000 sqft home with 4 ensuite bedrooms, heated pool, home cinema, gym, wine cellar, gated entry, and chef's kitchen, nestled between Stockton Heath and Appleton Thorn. Ideal for discerning buyers seeking exquisite living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NEW BUILD BESPOKE DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS WITH FULL ENSUITES
- RESISTANCE HEATED SWIMMING POOL WITH JET SPA
- WALK IN BESPOKE WINE CELLAR
- HOME CINEMA ROOM
- 400 SQFT HOME GYM
- ACCESSED VIA ELECTRIC GATE WITH LARGE DRIVEWAY AND DOUBLE GARAGE WITH ELECTRIC DOOR
- 700 SQFT KITCHEN WITH FULL BI-FOLD DOORS, IDEAL FOR ENTERTAINING
- SET WITHIN A SEMI RURAL VILLAGE WITH EXCELLENT ACCESS TO M6 AND M56
- ACCESSABLE TO EXCELLENT LOCAL SCHOOLS AND AMENITIES
- NESTLED BETWEEN THE STYLISH STOCKTON HEATH AND RURAL APPLETON THORN

  
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### Entrance Hallway

A grand and stunning entrance via a large composite door with stylish multipaned floor to ceiling windows surrounding offering a beautiful space drenched in natural sunlight. Tiled floor with glass floor sections viewing down to the wine cellar, solid oak stair case leading to the first floor and the lower ground floor. Solid oak doors to the double garage, wash room, two separate reception rooms, storage cupboard, utility room and large kitchen

### Kitchen

30' 0" x 23' 0" (9.14m x 7.01m)

A stunning vast kitchen family room with a large selection of fitted units and full integrated Neff appliances including a dishwasher, full length fridge and freezer, three eye level ovens with sliding hidden door features, coffee maker, inset hob plus a large island with sink unit and granite worktops. Tiled floors with full 8 fold door opening the full back wall merging the stunning space with the rear garden, plus an additional 6 fold door opening to the side, perfect for entertaining

### Utility Room

A spacious utility room with wall, drawer and base units, granite worktop with sink unit and integrated Neff washing machine and tumble dryer. Tiled floor, double glazed window to the rear aspect and composite door opening to the side

### Reception Room

20' 0" x 14' 5" (6.10m x 4.39m)

A private room with double glazed window to the side aspect and plush carpets





### **Reception Room**

19' 0" x 18' 0" (5.79m x 5.49m)

A bright room with bay window to the front aspect and french doors opening to the rear garden, solid oak door opening to the kitchen

### **Wash Room**

A larger than average ground floor wash room with a close coupled WC and wash hand basin and tiled floor

### **Lower Ground Floor**

Solid oak stairs leading to a landing with double glazed french doors and full length windows to the large wine cellar, glazed door to the swimming pool room, solid oak doors to the cinema room, home gymnasium, storage cupboard and shower room Composite door opening to the rear garden

### **Wine Cellar**

A fantastic feature for all wine connoisseurs and collectors, there is floor to ceiling display area offering perfect storage for an enviable collection

### **Swimming Pool Room**

20' 5" x 19' 0" (6.22m x 5.79m)

A spa room with a sunken heated swimming pool with resistance feature allowing for a full swimming workout which can be personalised to your own ability. after an intensive swim, you can switch it to the full jacuzzi and relax with the mood lighting. Door to the plant room and none slip tiled floor

### **Home Cinema / Fitness Studio**

19' 0" x 14' 0" (5.79m x 4.27m)

A large room with lush carpets, an ideal room limited only by your imagination, a perfect home cinema, fitness studio or additional bedroom the options are endless





### Home Gym

21' 0" x 19' 0" (6.40m x 5.79m)

A large room with a gym safe carpet, perfect for a weights room or to accommodate full fitness equipment, however it would also make an ideal home office, workshop or hobby room

### First Floor

A bright open landing with large velux windows drenching the space with natural light, soldi oak doors opening to the bedrooms

### Bedroom One

18' 0" x 18' 0" (5.49m x 5.49m)

An opulent bedroom suite with two floor to ceiling windows overlooking beautiful woodland lane, two velux roof windows, plus carpeted floor and an opening to a walk in dressing room

### Dressing Room

Fitted wardrobes and drawers with display areas and shoe storage with a solid oak door opening to the en-suite

### Ensuite

A stunning full size en-suite with two vanity wash hand basins with cupboards under, close coupled WC, fitted bath and walk large walk in shower with tiled walls and floor, velux windows offering natural daylight

### Bedroom Two

20' 0" x 19' 0" (6.10m x 5.79m)

Double glazed window to the sider aspect plus two velux roof windows ensures this large room with lush carpets is a bright and relaxing space, solid oak door opening to the en-suite





**En-suite**

A modern en-suite with a vanity wash hand basin with cupboards under, close coupled WC and shower cubical, tiled walls and floor, velux windows offering natural daylight

**Bedroom Three**

19' 5" x 14' 0" (5.92m x 4.27m)

A bright room with two velux roof windows, lush carpeted floor and solid oak door opening to a 'jack and jill' style en-suite

**Jack and Jill En-suite**

A stylish full size en-suite with a vanity wash hand basin with cupboards under, close coupled WC, fitted bath, tiled walls and floor, velux windows offering natural daylight

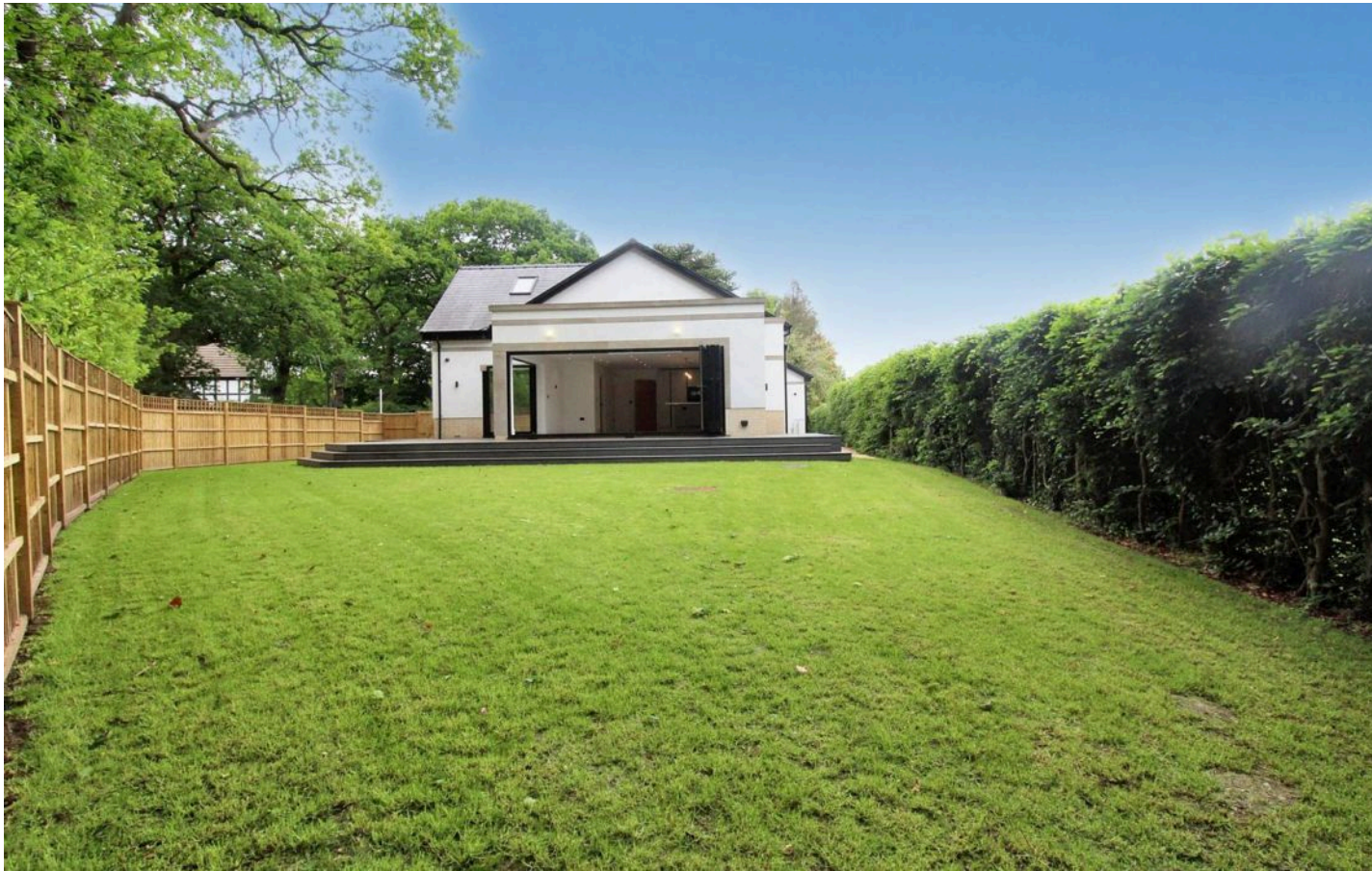
**Bedroom Four**

16' 5" x 11' 0" (5.00m x 3.35m)

A bright room with fitted 6 door wardrobes, lush carpeted floor, two velux roof windows and solid oak door opening to the 'jack and jill' style en-suite







## FRONT GARDEN

Accessed via an electric security gate opens to a rolling driveway laid to decorative paving, lawned area, timber fencing surround and a wealth of trees and shrubs

## REAR GARDEN

A private and low maintenance garden, surrounded by a wealth of mature woodland trees, timber fencing surround, lawned area and large composite decking area with outside tap, external plugs and decorative lights. access to the the front via a timber gate

## DOUBLE GARAGE

2 Parking Spaces

A large double integrated garage accessed via an electric roller shutter door with a pedestrian door to the main house, power points, lights and storage areas

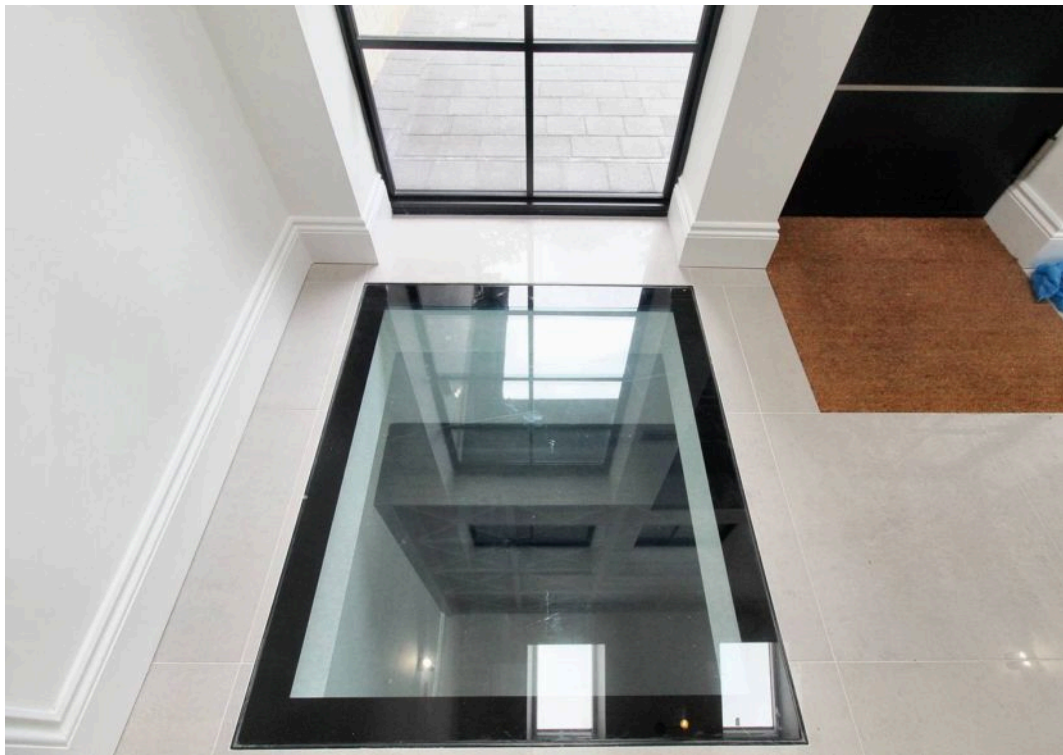
## SECURE GATED

8 Parking Spaces

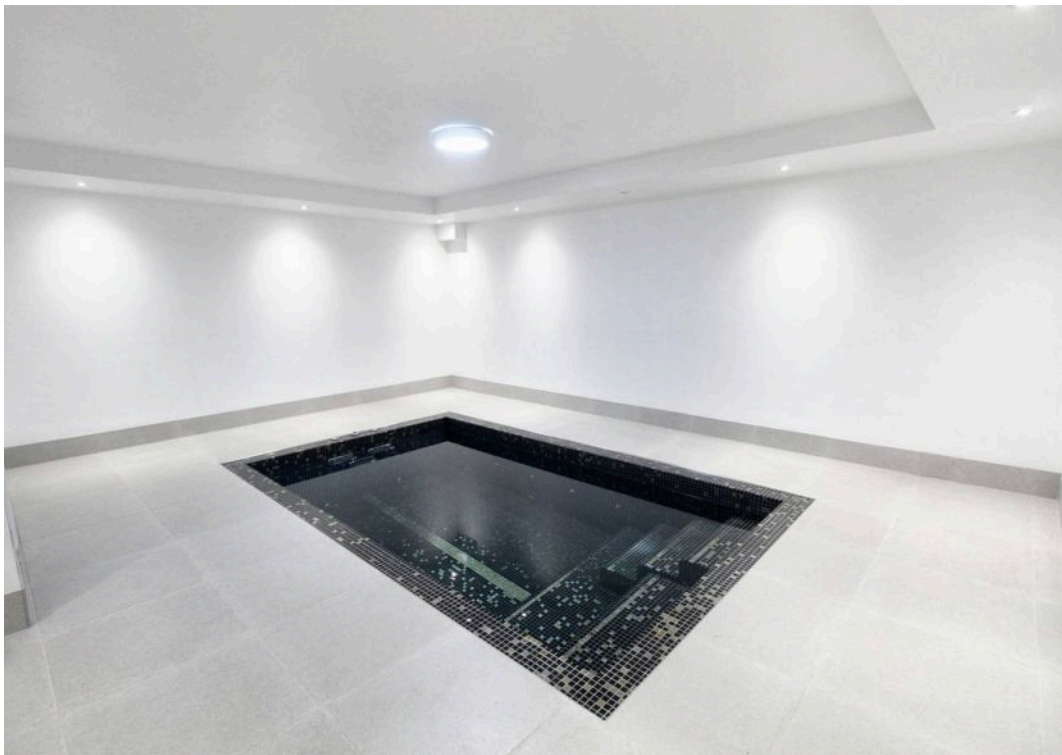
A private driveway offering parking for circa 8 vehicles which spans to the side of the property accessed via an electric security gate











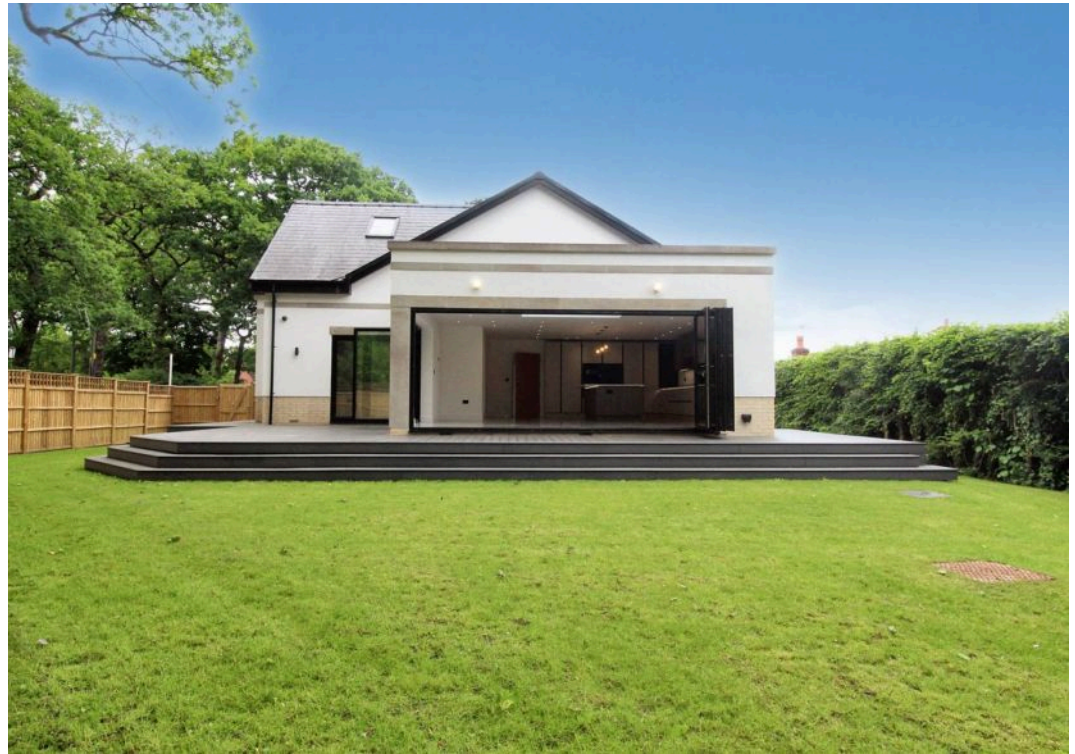




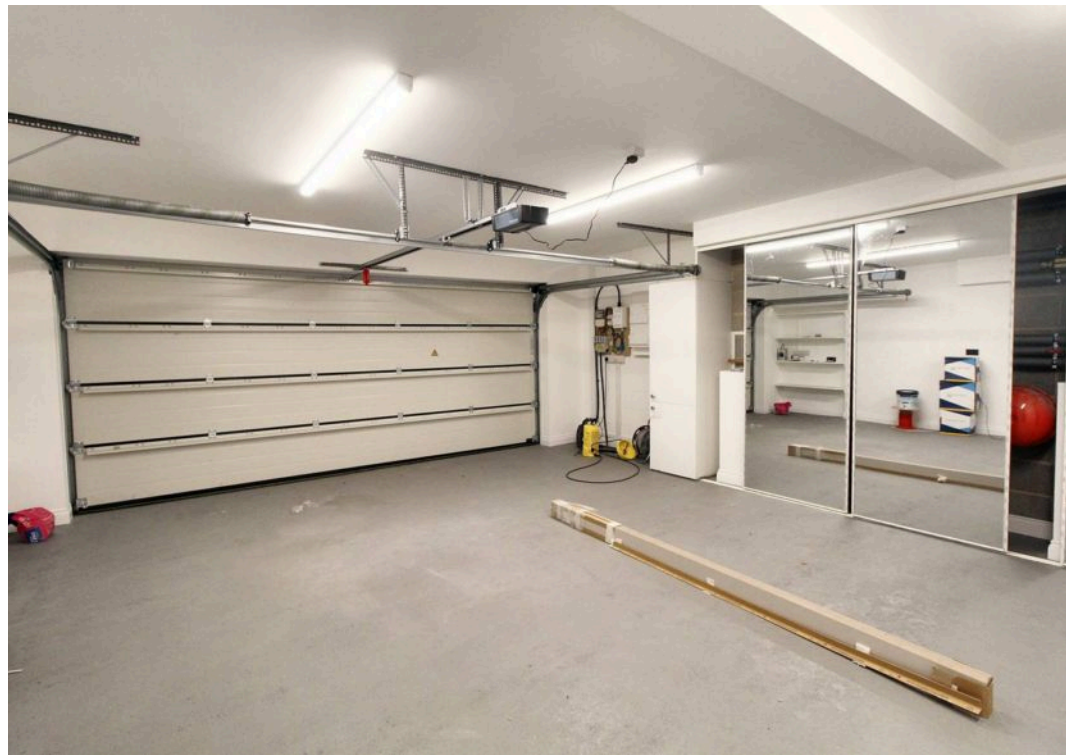




















# SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

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