



Lime Tree House

Winifred Lane, Aughton



Where fields, sky and memories meet

Framed by sweeping countryside and open skies, this handsome late-Victorian home stands like a quiet focal point in the landscape, watching over fields and towards the distant Welsh mountains on a clear day.

Set on the fringes of Aughton's conservation area on Winifred Lane, it is approached through beautifully mature gardens and along a winding path that hints at generations of memories already made here. The house itself rises gracefully over four levels and more than 3800 square feet, its high ceilings, tall sash windows, and original details, from deep skirtings and cornices to panelled doors and period fireplaces, lending a sense of permanence and calm that only time can create.







For a beautiful life well lived

Inside, the homes elegant reception rooms flow one to another, made for fireside winter evenings, for music, laughter and long conversations that stretch late into the night. A fitted kitchen forms the practical heart of the home, while six generous bedrooms and three bathrooms offer space for the bustle of family life and the quiet of private retreat. Below stairs, four cellar rooms, including a dedicated wine cellar, whisper of tradition and celebration; a place to lay down favourite vintages and discover them again with friends years later.





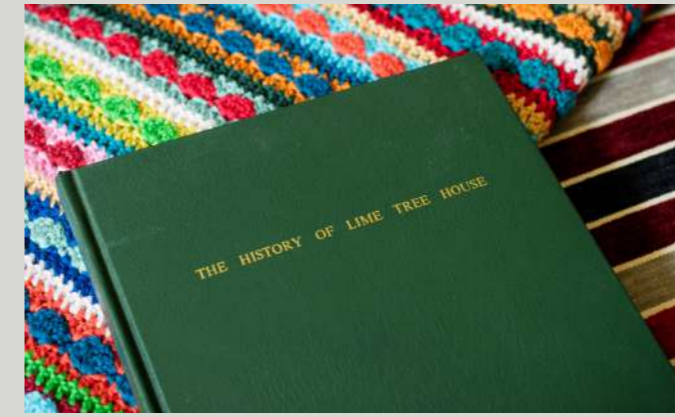


A warm kitchen and a garden room made for lingering

The kitchen is warm and welcoming, with classic cabinetry, a generous range cooker and a deep farmhouse sink set beneath a large sash window that frames a perfectly clipped hedge and swathe of green beyond. There is storage and workspace in all the right places, but just as important is the sense of calm light and the easy connection to the rest of the ground floor.

The house seems to flow naturally toward the garden room, a beautiful, glass walled space that blurs the boundary between indoors and out. Wrapped on three sides by tall windows and glazed doors, it captures the changing sky and the full sweep of the gardens, from the first flush of spring blossom to the long shadows of late summer evenings. With tiled floors underfoot and doors that open straight onto the terrace, it is a room made for real living, linking the house and the landscape in one generous, light filled space.







Period elegance at the heart of the home

The principal reception rooms have all the easy elegance you hope for in a house of this age and stature. The dining room is beautifully proportioned, with high ceilings, ornate cornicing and a delicate ceiling rose that draws the eye upward, while the bay window at the far end pulls in light and views from the gardens. A handsome fireplace, polished floorboards and a painted dresser give the space warmth and personality, making it just as inviting for everyday suppers as it is for long candlelit dinners with a full table.

Next door, the lounge feels instantly comforting, a proper evening room with another fine period surround, deep skirtings and tall shelving that frames the chimney breast and turns an entire wall into a library. There is generous room here for large sofas, an oversized ottoman and favourite armchairs, yet the space still feels intimate, helped by the soft glow of the fire and the layered textures of carpets and rugs underfoot. Together, these two rooms give the house a wonderful balance: one made for relaxed family life and easy entertaining, the other for reading, films and quiet conversation as the day draws to a close.







Upper floors made for family life and quiet retreat

The bedroom accommodation unfolds over two generous upper floors, linked by broad, light filled landings. Each of the six bedrooms enjoys impressive proportions, with high ceilings, tall sash windows and long views over trees, gardens and open countryside that change with the weather and the seasons. The rooms are arranged with real flexibility in mind: there is ample scope to create a luxurious principal suite, a peaceful guest floor, playrooms or studies, or a mixture of all four, depending on how a future family chooses to live.

Two stylish four piece bathrooms and an additional three piece shower room serve the bedrooms, giving plenty of capacity for busy mornings and relaxed evenings alike. The bathrooms themselves echo the scale of the house, with thoughtful layouts, quality fittings and space to pause rather than simply pass through.

Throughout the upper storeys there is a lovely sense of openness and air, from the wide stripes of the landing carpet that draw the eye upward, to the way light pours in through the big windows and washes across the walls, reinforcing just how much room this house quietly offers.







A timeless landscape for living, playing and dreaming

Step out into the gardens and the romance of the setting fully reveals itself: more than three-quarters of an acre of sweeping lawns, deep borders and specimen trees, with secret corners for children to discover and sun-drenched terraces made for slow Sunday mornings with coffee and the papers.

The grounds feel more like a private park than a simple plot, with wide green spaces for games and gatherings, and quieter pockets where mature shrubs and trees create sheltered, leafy retreats. A long path meanders past old stone edging, established planting and those small, serendipitous details such as a clump of spring bulbs, a moss-softened step or a weathered urn that only arrive with time and care.

Hedges and trees wrap the boundaries so the house feels held and protected, yet beyond them the view opens out over greenbelt farmland, an ever-changing backdrop of seasons and light; on clear days the line of the Welsh mountains appears on the horizon, lending a gentle sense of drama and distance. There are places here for every moment of the day: a sunny terrace for the first cup of coffee, a shaded nook for an afternoon book, generous lawns for summer parties and long tables lit by strings of fairy lights.







For keen gardeners there is scope to create kitchen beds or a cutting patch, while those who simply want beauty without effort can enjoy the structure and colour provided by the mature planting all year round. Extensive parking and a double garage ensure that the practicalities of modern living are quietly taken care of, leaving the drive uncluttered for arrivals and farewells. Above all, these gardens feel as though they belong to a true family home, generous, welcoming and deeply lived in, the sort of grounds where childhoods are remembered in tree swings and den building, dogs roam freely, and every season offers its own irresistible reason to be outside.

This is, in every sense, a true family home: substantial yet welcoming, romantic yet reassuringly solid, a place to host weddings and homecomings, Christmases and milestone birthdays, or simply to watch the sun set from your private patio. It is a house that holds the past close, embraces the present generously, and waits patiently for the next chapter in its history to begin.





- Substantial late Victorian family home of approximately 3800sq.ft arranged over four floors.
- Six spacious bedrooms served by two four piece bathrooms and a separate three piece shower room.
- Three elegant reception rooms including bay fronted dining room and cosy library style lounge with fitted bookcases.
- Attractive farmhouse style kitchen flowing through to a stunning glass walled garden room.
- Beautiful, mature gardens of over three quarters of an acre, with sweeping lawns, deep borders and specimen trees.
- Private plot backing onto greenbelt farmland, with far reaching views and Welsh mountains visible on a clear day.
- Double garage plus extensive driveway parking for multiple vehicles.
- Characterful accommodation with high ceilings, tall sash windows and many original period features.
- Versatile layout with four cellar rooms including a dedicated wine cellar, ideal for storage or hobby space.
- Highly sought after Aughton Conservation Area setting on Winifred Lane, within easy reach of village amenities, schools and transport links.



Winifred Lane
 Total Approx. Floor Area 4216 Sq.ft. (391.7 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

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