



The Coach House, Clotton

£495,000





# The Coach House

4 Yew Tree Farm Barn, Clotton, CW6 0EH

Characterful designed detached country property set within a courtyard development with landscaped gardens and approximately 6 acres of land ideal for equestrian purposes with views towards Peckforton and Beeston Castle beyond. Conveniently situated equal distance between Tarporley and Tarvin.

- Living Room, Open Plan Kitchen Diner, Utility Room and Cloakroom.
- Three Bedrooms and a Well-appointed Bathroom.
- Landscaped Gardens, Garage and 6 Acres.
- Under Floor Heating throughout the Ground Floor, Oak Detail, Mains Gas Central Heating.

## Location

The Coach House is conveniently situated between Tarporley and Tarvin and just 7 miles from Chester City Centre. The highly regarded Duddon primary school is a short walk and the Ofsted award winning secondary school at Tarporley is within catchment (3.5 miles). Both the villages of Tarporley and Tarvin offer comprehensive shopping facilities for every day purposes, alternatively Chester City Centre offers national retailing outlets. On a recreational front there are a variety of sporting and golf clubs as well as local Equine centres and rides including the Delamere loop and The Gallops, a 3.5 mile cross country ride. The convenience of the A51 leading to the M53 and M56 make Liverpool, Manchester, North Wales and the North West centres of commerce more easily commutable.

Tarvin 2 miles, Tarporley 3 miles, Chester 7 miles, Liverpool 29 miles, Manchester 37.5 miles, Crewe Train Station 16.5 miles

## Accommodation

Solid oak door opens into the entrance hall with oak floor benefiting from under floor heating (the under floor heating runs throughout the ground floor). The oak floor continues into the well-appointed **Cloakroom** and highly attractive well-proportioned **Living Room 20'10 x 11'8** with central Inglenook style fireplace incorporating multi fuel stove and 17'6 x 7' **Oak framed glass wall** incorporating doors to the garden there are also two exposed ceiling timbers adding additional character to the room. The adjacent open plan **Kitchen Dining/ Living Room 21'9 x 11'5** houses a vaulted ceiling and two 10'6 wide floor to ceiling picture windows one incorporating a





further door to the garden. The Kitchen Area is fitted with solid oak wall and floor cupboards complemented by granite work surfaces incorporating drainer and Belfast style sink unit. Appliances include Range Master Toledo large electric cooker with 5 burner gas hob, double oven and extractor above, integrated fridge freezer and dishwasher. A peninsular unit creates a good size breakfast bar and divides the Kitchen Area from the Dining Area. A travertine tile floor runs through the room and a door gives access into the generous **Utility Room 10'4 x 5'10** also fitted with oak units finished with granite work surfaces and Worcester gas boiler. Within the Dining Area, an Oak staircase rises to the first floor.

Off the first floor landing there are Three Bedrooms and Bathroom. **Bedroom One 11'9 x 11'1** and **Bedroom Two 10'5 x 9'3** both benefiting from built in Oak wardrobes and feature exposed ceiling timbers, **Bedroom Three 7'3 x 6'1** offers far reaching views towards Beeston and Peckforton and is currently utilised as a Study. The well-appointed **Bathroom 6'11 x 5'9** is finished with travertine tiles to the floor and majority of the walls, the bath benefits from a rain head shower head above and glass shower screen, there is a pedestal wash hand basin, low level WC and chrome heated towel rail.

#### Externally

The property is set back and approached by a sweeping gravel driveway leads to the front forecourt with turning circle for Yew Tree Barns with parking immediately to the front of the property and further parking to the front of the garage. The garden wraps around the property and has been landscaped to create several private Sitting/Entertaining Areas which take full advantage of the stunning views. The **Single Garage** has a double door to the front, there are water and electricity connections, with a ladder leading to mezzanine level (ideal for storage) which offers potential to convert to an Office/Workroom subject to necessary planning consent. To the side of the property and beyond is the land that is being sold which extends to **approximately 6 acres**. There are two small paddocks to the other side, one of which the current vendors use for their mobile stabling (not included in the sale) with interconnecting gates to all paddocks. From all areas of this property spectacular views across open countryside, Peckforton and Beeston Castle in the distance can be enjoyed.

#### Directions

From Tarporley proceed towards Chester onto the A51 for approximately 2.5 miles and Yew Tree Farm Barns will be found on the left hand side a quarter of a mile prior to Duddon Primary School.

#### Services

Mains Water, Electricity, Gas and Septic Tank. Cheshire West and Chester Council – Council Tax Band E

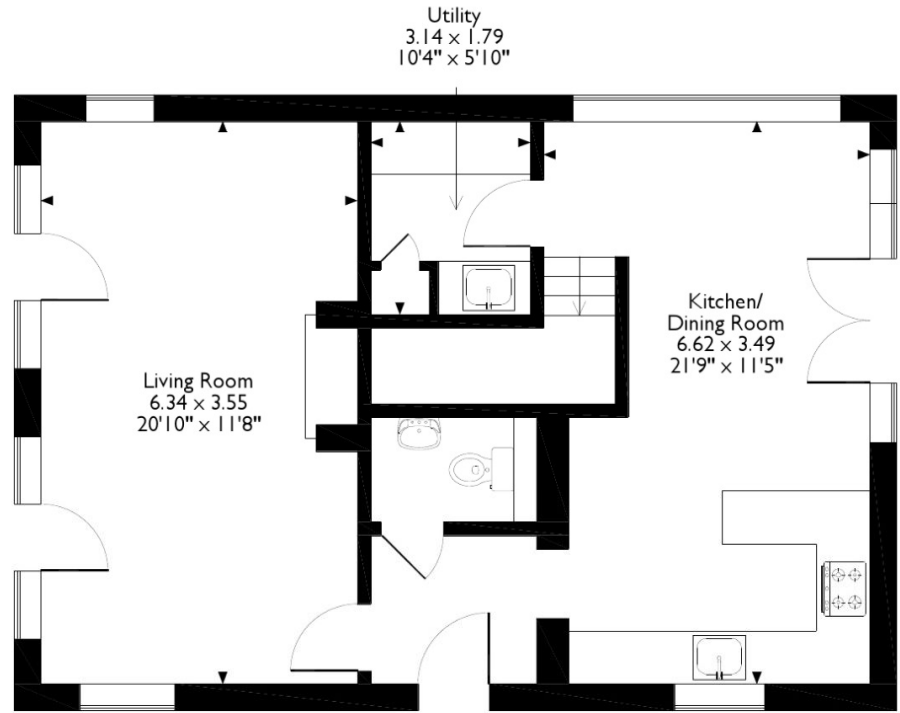
#### Viewings

By appointment only with Cheshire Lamont Tarporley 01829 730700

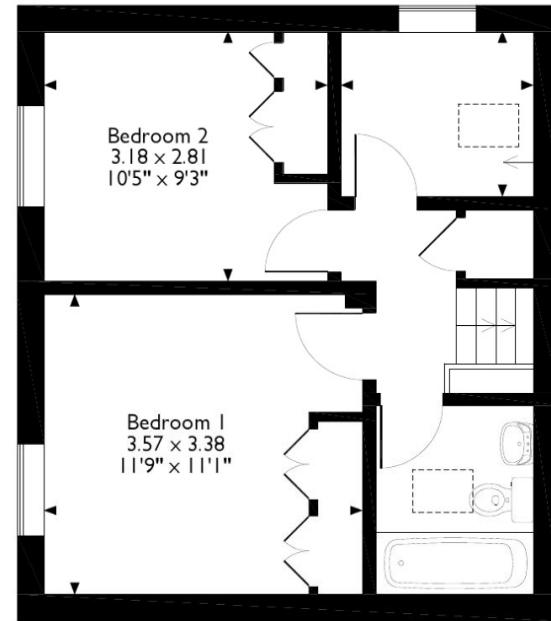




# 4 Yew Tree Farm Barn, Clotton, Tarporley, Cheshire



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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