



FOLLOW  **LLS**

School House Farm, Chapel Chorlton - ST5 5JN

Guide Price £750,000

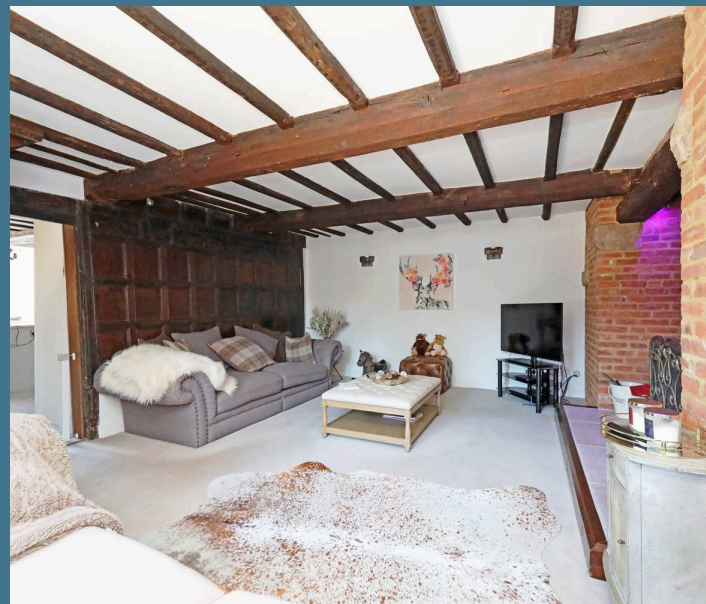
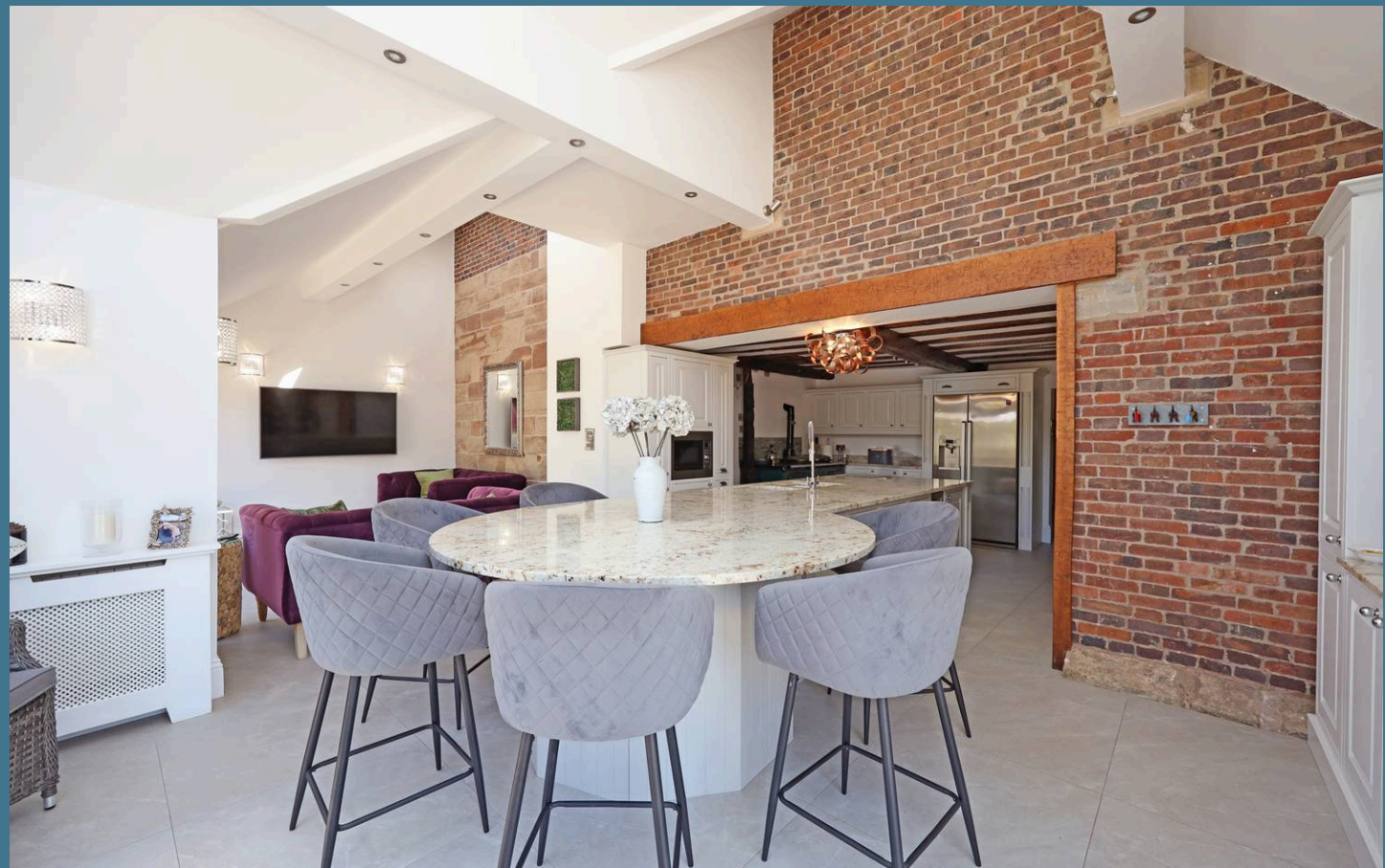
- Spectacular Period Property
- Outbuildings & Half Acre Paddock
- Many Original Period Features
- Appointed to a High Standard
- Sought After Village Location
- Open Plan Dining Kitchen
- Stunning Principal Bathroom
- Viewing Strongly Recommended

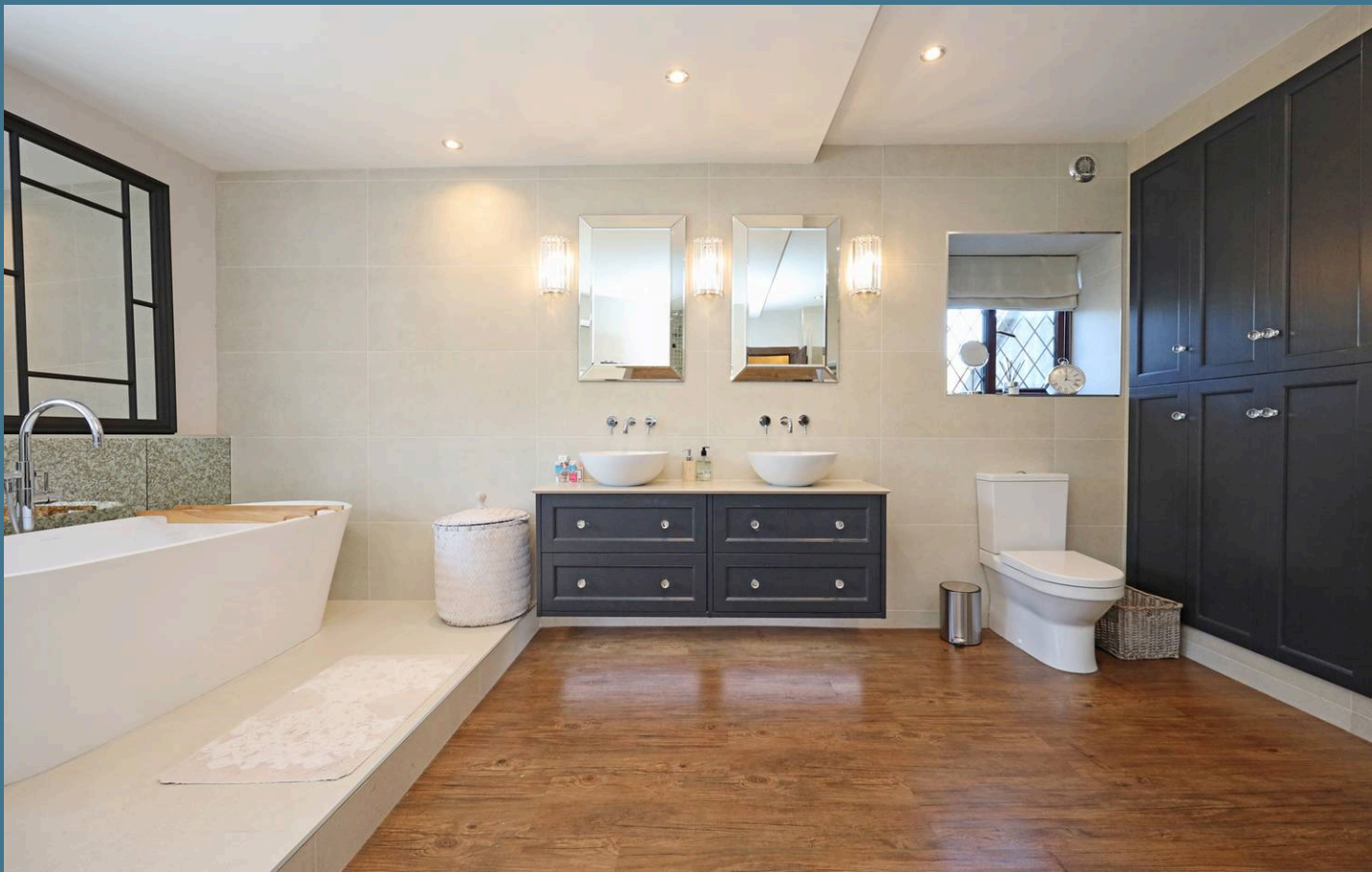
STUNNING PERIOD PROPERTY WITH OUTBUILDINGS AND PADDOCK IN BEAUTIFUL RURAL VILLAGE

A genuinely unique, period property providing spacious and versatile accommodation over three floors. The house is appointed to a very high standard throughout including a spectacular main bathroom and a stunning, open plan living kitchen complete with a huge, granite topped island with circular breakfast bar.

All of the improvements have been completed sympathetically whilst retaining many of the original character features of the home including wood panel walls, exposed sandstone walls and exposed structural beams.

The house is entered through an oak built canopy porch into an entrance hall. The beautiful living kitchen has a vaulted glass frontage overlooking the gardens and is fitted with units in keeping with a property of this age and an LPG fired AGA. Off the kitchen is a large dining room with double doors to the rear of the house and a lovely sitting room with wood burning stove and oak panels on the walls. On the first floor are two double bedrooms and the stunning principal bathroom, with two further double bedrooms on the second floor and a shower room.





The property is approached through a small development of pretty barn conversions with the driveway sweeping around to the side of the house. The grounds extend to approximately one acre in total including a fenced paddock of approximately half an acre with a timber stable building. Further outbuildings include a brick and tile barn currently used for storage and as a gym along with a separate, detached double garage block with electric doors. Chapel Chorlton is a much sought after and picturesque hamlet just seven miles out of Newcastle complete with a pretty village green, pond and church. The surrounding countryside offers plenty of walking for those keen on the great outdoors. Transport links are also within easy reach with J15 of the M6 approximately 10 minutes away and Stoke train station approximately 20 minutes away. A superb property, well worth a detailed inspection.

DIRECTIONS

Leave Newcastle on the A53 heading South West towards Whitmore. After approximately 4 miles take a left turn at the Mainwaring Arms pub. After approx. 1.5 miles you will come to a 'T' junction. Turn right over the railway bridge then take the first left onto Stableford Bank. Follow this road to the top of the hill bearing left at the triangular village green. After a couple of hundred yards you will see a church on your left hand side. Directly opposite the church is an archway leading between two barn conversions. Head through here and School House Farm is located at the back of the development.

Council Tax band: F

Tenure: Freehold

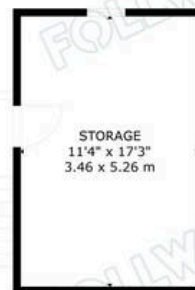
EPC Energy Efficiency Rating: F





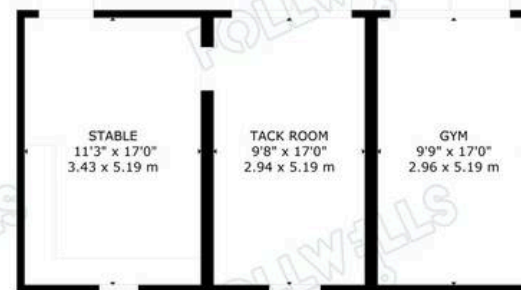
GARAGE
6.04 x 7.77 m
19'10" x 25'6"

GARAGE



STORAGE
11'4" x 17'3"
3.46 x 5.26 m

OLD COACH HOUSE (FIRST FLOOR)

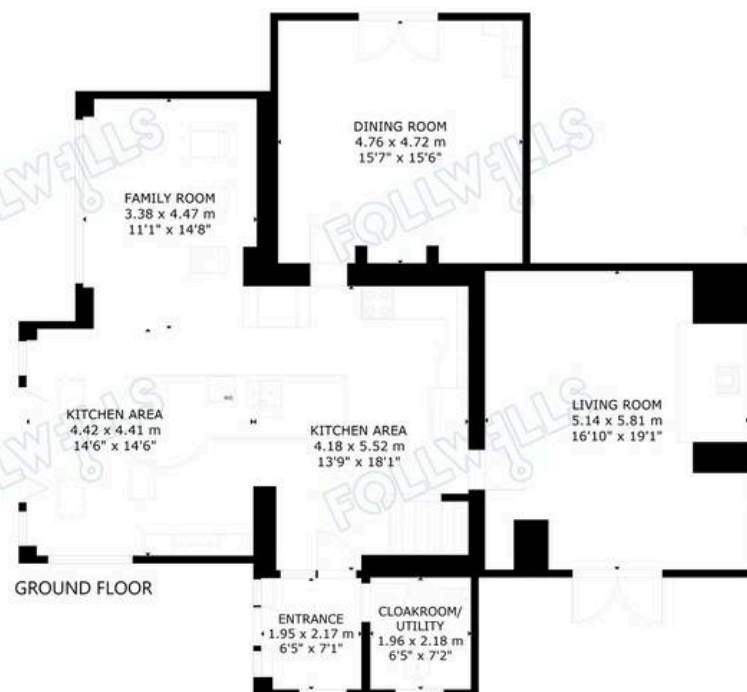


STABLE
11'3" x 17'0"
3.43 x 5.19 m

TACK ROOM
9'8" x 17'0"
2.94 x 5.19 m

GYM
9'9" x 17'0"
2.96 x 5.19 m

OLD COACH HOUSE (GROUND FLOOR)



GROUND FLOOR

DINING ROOM
4.76 x 4.72 m
15'7" x 15'6"

FAMILY ROOM
3.38 x 4.47 m
11'1" x 14'8"

KITCHEN AREA
4.42 x 4.41 m
14'6" x 14'6"

KITCHEN AREA
4.18 x 5.52 m
13'9" x 18'1"

LIVING ROOM
5.14 x 5.81 m
16'10" x 19'1"

ENTRANCE
1.95 x 2.17 m
6'5" x 7'1"

CLOAKROOM/
UTILITY
1.96 x 2.18 m
6'5" x 7'2"

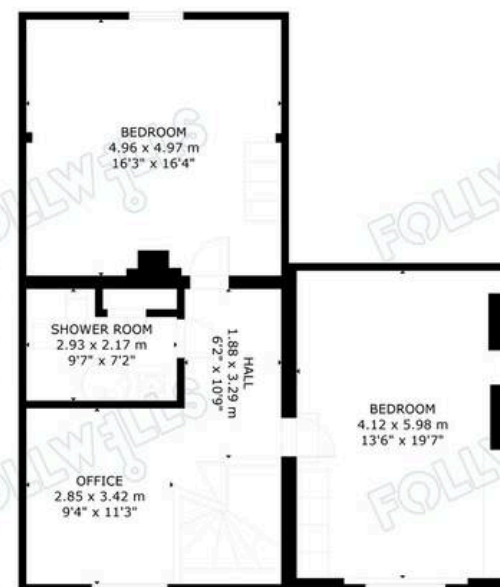


FIRST FLOOR

BEDROOM
4.81 x 4.73 m
15'9" x 15'6"

BATHROOM
3.74 x 4.98 m
12'3" x 16'4"

HALL
0.93 x 1.48 m
3'0" x 4'9"



SECOND FLOOR

BEDROOM
4.96 x 4.97 m
16'3" x 16'4"

SHOWER ROOM
2.93 x 2.17 m
9'7" x 7'2"

HALL
1.88 x 3.29 m
6'2" x 10'9"

BEDROOM
4.12 x 5.98 m
13'6" x 19'7"

OFFICE
2.85 x 3.42 m
9'4" x 11'3"

FOLLOWWELLS

GROSS INTERNAL AREA
TOTAL: 279 m²/2,999 sq ft
GROUND FLOOR: 125 m²/1,341 sq ft, FIRST FLOOR: 73 m²/782 sq ft
SECOND FLOOR: 81 m²/876 sq ft
EXCLUDED AREAS: GARAGE: 47 m²/505 sq ft,
OLD COACH HOUSE (GROUND FLOOR): 51 m²/550 sq ft
OLD COACH HOUSE (FIRST FLOOR): 18 m²/196 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
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