



CHARITY FARM

Clutton, Cheshire

Rickitt
Partnership

Grade II former farmhouse with just under six acres

Grade II listed detached house ♦ Dating back to c. 1600 ♦ Four double bedrooms ♦ Six reception rooms ♦ Tennis court ♦ Detached double garage & lawnmower/store room ♦ Views across open countryside ♦ All set within approx. six acres

A unique and elegant Grade II listed detached four double bedroomed former farm house set within approximately six acres. Believed to date back to the around 1600, this part timber framed house has a wealth of period features including exposed brickwork and timbers and original staircase. The property has six reception rooms, including a one bed roomed annexe. To the outside, there is a detached double garage with attached lawnmower/store room, detached former piggery and a greenhouse with attached potting sheds. There is an enclosed hard tennis court, a beautifully kept garden with well stocked borders and a paddock. In all the property sits in just under six acres.

Breakfast Kitchen

A range of wall and base units with granite work surface above and inset two bowl sink with mixer tap. Integrated dishwasher. Electric oven with four ring gas hob and extractor above. Exposed brick chimney with inset large Aga. Open second staircase to first floor. Two windows to front and two skylights to rear. Exposed beam ceiling. Circular window to side. Room for table and chairs. Two radiators. Part exposed brick wall.

Utility Room

Base units with marble effect work surface above and stainless steel sink unit with mixer tap. Space for washing machine. Floor to near ceiling cupboard unit. Wall unit. Tiled floor. Part glazed door to rear.







Snug

Part exposed brickwork. Serving hatch to utility room. Access to loft. Two radiators.

Inner Hall

Two windows to front. Tiled floor. Radiator. Part exposed timber wall.

Cloakroom

Low level WC and hand wash basin. Built in cupboard. Tiled floor. Radiator.

Garden Room

Exposed brick work fireplace with beam above tiled hearth and inset log burner. Part double glazed ceiling with double glazed windows and bi folding door to rear. Part tiled floor. Part exposed timber ceiling. Radiator.

Dining Room

Exposed brickwork Inglenook fireplace with exposed beams above and inset log burner. Window to front. Double glazed window to rear. Tiled floor. Exposed timber walls and ceilings. Radiator.

Inner Room

Fitted storage drawers and storage shelving above. Window to rear. Tiled floor. Door to cellar.

Cellar

Staircase to useful cellar.

Study

Fitted Neville Johnson office furniture comprising desk, storage drawers and shelving with radiator with cover below. Window to rear. Two windows to side. Exposed timber walls with beamed ceiling.

Drawing Room

Exposed brick walls with exposed beam ceiling.



Window to front. Two small windows to side. Staircase to first floor. Radiator.

First Floor Landing

Part exposed timber walls. Built in cupboard.

Bedroom One

Window to front and one to side. Fitted wardrobes with dressing table, drawers and storage shelves above. Exposed timber walls. Exposed beams. Radiator.

Family bathroom

Large bath with mixer tap and separate hand held showerhead, walk in shower, low level WC hand wash basin. Double glazed window to rear. Small built in cupboard. Exposed timber walls and exposed beams. Radiator with heated towel rail.

Bedroom Two

Window to front and window to rear. Exposed timber walls and exposed beams. Inter connecting door to Bedroom Three. Fitted windows. Radiator.

Bedroom Three

Exposed brick chimney. Part exposed beam and timber walls. Exposed beams. Access to loft. Window to front. Window to rear. Radiator.

En Suite Bathroom

Freestanding claw foot bath with mixer tap and separate hand held showerhead, walk in shower, low level WC and corner hand wash basin. Tiled floor. Wall mounted heated towel rail. Exposed beams. Door to first floor landing.

First Floor Landing Area

Built in cupboard. Skylight to rear. Open staircase to breakfast kitchen. Exposed beam.

Annexe

Sitting Room

Open staircase to bedroom. Double glazed window to rear. Part exposed brickwork.

Kitchen

Entrance door and double glazed window to rear. Range of base and wall units with marble effect work surface above. Belfast style sink. Space for cooker with extractor fan above. Tiled floor.

Bedroom Four

Double glazed windows to rear. Fitted wardrobes. Exposed beams.

En Suite Bathroom

Bath with mixer tap and separate hand held showerhead, hand wash basin and low level WC. Double glazed window to rear. Exposed beams. Tiled floor.

Outside

The house sits in grounds comprising a delightful and well kept garden and terrace area with well stocked borders, mature trees, shrubs and bushes. There are two outbuildings comprising:

Detached Workshop

Former piggery with door to front. Two windows to rear. Window to side.

Detached Outbuilding

Outbuilding comprising greenhouse with glazed windows on two sides, raised brick built bed and tiled floor. Two attached potting sheds and outside WC.

From the garden, there is a pathway leading down to gravelled area for off road parking for several vehicles

and leads to:

Detached Double Garage with Lawnmower/Store Room

Two single electric up and over doors to front, attached lawnmower/store room attached with electric up and over door with entrance door to side. Power and light.

Tennis Court

Hard court with enclosed fencing around.

There is also a large enclosed paddock. In all the house sits in just under six acres.

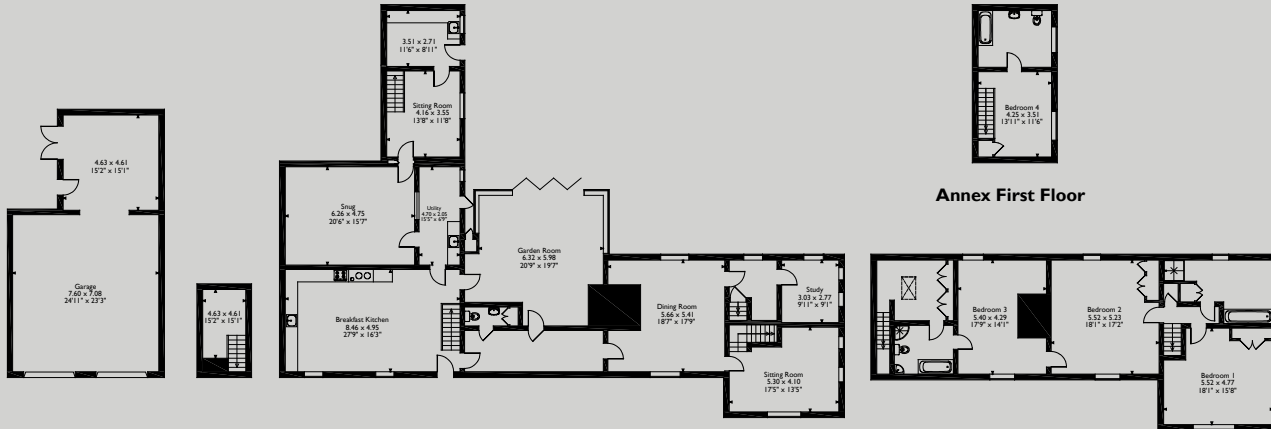






Floorplans

Charity Farm, Holywell Lane, Clutton
Approximate Gross Internal Area
Main House = 339 Sq M/3649 Sq Ft
Annex = 50 Sq M/542 Sq Ft
Garage = 76 Sq M/820 Sq Ft
Total = 465 Sq M/5011 Sq Ft



Cellar

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.

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