



STRETTON LOWER HALL

Stretton, Cheshire

Rickitt
Partnership



Elegant period hall with additional accommodation

Period country hall ♦ Wealth of period features ♦ Grade II Listed believed to date from 1660 ♦ Five double bedrooms ♦ Four reception rooms ♦ Three bedroomed cottage ♦ Two bedroomed barn ♦ One bedroomed apartment ♦ Double garage/stable with planning and detached piggery ♦ Sits in approx. 2.8 acres ♦ NO CHAIN

Description

A magnificent Grade II listed five bedroomed hall, believed by the famous historian Sir Nikolaus Pevsner to date from 1660. This elegant house has a wealth of period features throughout and has four reception rooms including a self contained apartment on the second floor. This unique property has three separate units: a three bedroomed cottage adjoining the hall, a one bedroomed apartment above the garages and a two bedroomed barn attached to the garages. There is not only scope for improvement for the next custodian of the property, but also further potential: as a grand family home or as holiday lets/Airbnb, or a mixture of both. To the side of the hall there is ample off road parking, attached double garage/stable, which has planning for a second apartment and a detached piggery with further development potential. The property sits within grounds of approximately 2.8 acres including a 2 acre paddock with views across open countryside and towards the Clwydian Range.

Entrance Hall

Original staircase to first floor. Tiled floor. Door to cellar.

Cellar

Staircase to cellar room.





Drawing Room

Inglenook fireplace with large exposed beam above. Inset wood burner and tiled hearth. Large window to front and window to side. Exposed beamed ceiling. Radiator.

Sitting Room

Open fireplace with exposed brickwork and beam above. Large window to front. Glazed panelled door to side. Ornate coved ceiling. Radiator.

Dining Room

Exposed beam. Window to side and window to porch. Radiator.

Kitchen

Range of wall and base units with timber effect work surface above and ceramic sink with drainer. Oil fired Aga with tiled splash back and old stone fireplace top with '1660' carving. Hotpoint electric oven. Space for dishwasher and fridge. Exposed beam. Window to side. Built in display cabinet.



Utility Room

Space for washing machine and dryer. Hand wash basin. Tiled floor. Door to rear.

Cloakroom

Low level WC. Frosted window to rear. Tiled floor.

Rear Hall.

Tiled floor. Door to side. Built in cupboard. Rear servants staircase.

First Floor Landing

Original staircase to second floor. Under stairs cupboard.

Bedroom One

Exposed brickwork fireplace with slate hearth. Exposed beam. Large window to front. Window to side. Radiator.



Bedroom Two

Exposed brickwork fireplace with beam above and tiled hearth. Exposed beam. Window to front. Radiator.

En-Suite Shower Room

Walk in shower, low level WC and hand wash basin. Part tiled walls.

Bedroom Three

Edwardian style fireplace and grate with slate hearth. Hand wash basin. Window to each side. Exposed beam. Radiator.

Bedroom Four/Dressing Room

Exposed beam. Window to side. Timber floor. Radiator.

Inner Second Floor Landing

Window to side. Radiator. Timber floor. Door to rear servants staircase.

Bathroom

Cast iron free standing bath, hand wash basin with marble surround and vanity unit below. Window to side. Built in cupboard. Radiator.

Separate WC

Low level WC. Small window to side.

Second Floor Landing

Window to rear. Door to rear servants staircase.

Sitting Room

Exposed beams and timber ceiling. Window to front and window to side. Electric radiator.

Kitchen

Range of base units with timber effect work surface above and stainless steel sink unit with mixer tap. Zanussi electric oven. Window to side. Two small skylights to side. Timber floor. Electric radiator. Exposed beams.







Bedroom Five

Window to front. Built in cupboards. Electric radiator. Timber floor. Exposed beams. Edwardian style fireplace with slate hearth.

Bathroom

Cast iron free-standing claw foot bath, walk in shower, hand wash basin and low level WC. Window to side. Exposed beams. Built in cupboard. Electric radiator. Small skylights to side.

The Cottage

Kitchen

Range of base units with timber effect work surface above and one and a half bowl sink with mixer tap. Space for electric cooker. Tiled floor. Window to side. Electric radiator. Walk-in larder cupboard with window.

Sitting Room

Open fireplace with exposed brickwork surround and tiled hearth. Built in cupboards. Windows to both sides.

Dining Room

Open staircase to first floor. Window to rear. Electric radiator. Timber floor.

Bathroom

Bath with shower over, low level WC and hand wash basin with mixer tap. Frosted window to rear. Electric radiator. Tiled floor.

Bedroom One

Window to rear. Window and part glazed door to side. Dressing room with window.

First Floor Landing

Window to rear.







Bedroom Two

Windows to both sides. Hand wash basin with vanity unit below. Separate en-suite cloakroom with low level WC .

Bedroom Three

Window to rear.

The Barn (unfinished)

Open Plan Living Room with under floor heating

Kitchen Area

A range of wall and base units with marble effect work surface above and one and a half bowl sink unit. Built in Bosch electric oven and Lamorna microwave.

Sitting Area

Exposed brickwork wall. Double glazed double entrance door with window to each side. Two boarded up windows to side.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Exposed brickwork wall.

Bedroom One

Boarded up small window to rear and one to side. Under floor heating.

Bedroom Two

Boarded up small window to rear. Under floor heating.

Apartment

Entrance door on ground floor with window to front. Staircase to:

Open plan Sitting Room/Kitchen

Kitchen with range of wall and base units with work surface above and Belfast style double sink with

mixer tap. Electric oven with four ring electric hob above. Integrated fridge and freezer . Exposed beams. Timber floor. Window and glazed door with Juliet balcony to front. Window to side. Four radiators.

Bedroom

Window to front. Built in cupboard. Radiator.

En suite Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap. Part tiled walls. Wall mounted heated towel rail.

Outside

The property is approached via its wrought iron gates leading to a large courtyard area offering ample off road parking.

Outbuildings

Attached Double Garage/Stable

Below the apartment is a double garage with two single doors and a single stable. There is planning approved to convert into a two bedroom apartment. (22/01370/FULO).

Detached Piggery

A number of former piggeries, which could be developed, subject to the relevant approvals.

The grounds

The gardens are mainly to the side of the hall, which are lawned with mature borders. There is a two acre paddock. In all the hall stands within approximately 2.8 acres.

Overage Clause

An overage clause will be included within the contract of the sale, applied to the paddock and kitchen garden. An uplift of 50% will be payable over a 50 year period, post completion, in the event of development consent being granted.





Floorplans

Main House internal area 3,802 sq ft (353 sq m)

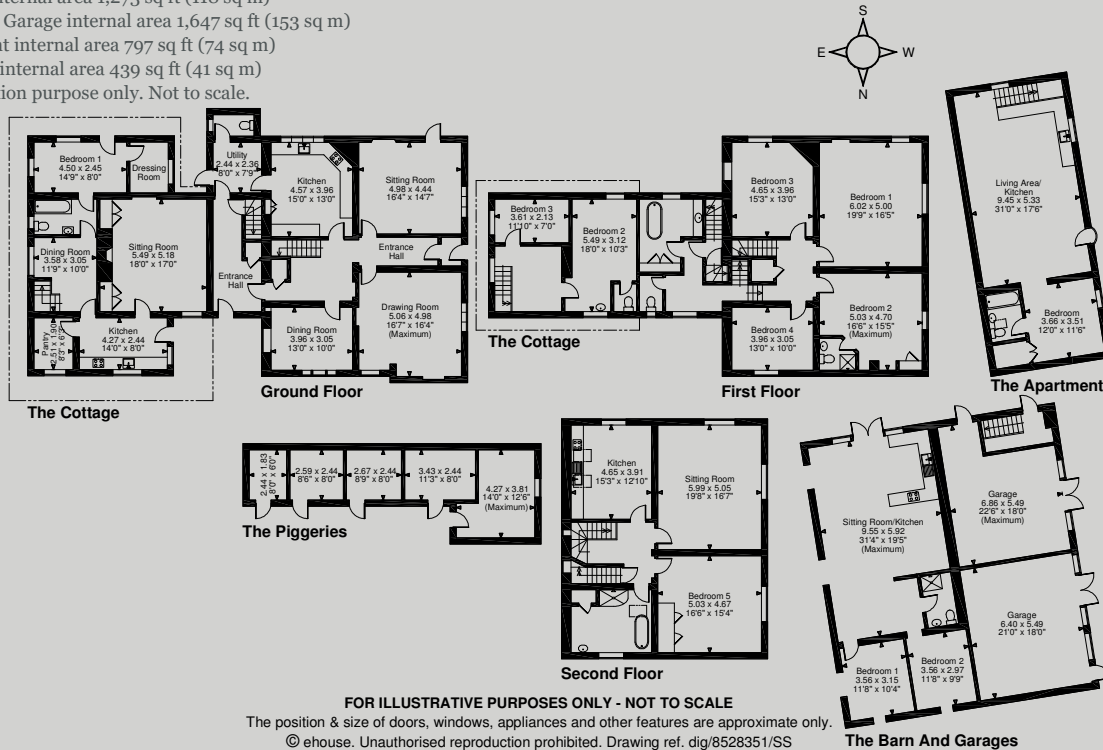
The Cottage internal area 1,273 sq ft (118 sq m)

The Barn And Garage internal area 1,647 sq ft (153 sq m)

The Apartment internal area 797 sq ft (74 sq m)

The Piggeries internal area 439 sq ft (41 sq m)

For identification purpose only. Not to scale.



Tel: 01244 322 322
 info@rickittpartnership.co.uk

Tel: 020 7839 0888
 www.rickittpartnership.co.uk

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