



WAYSIDE FARMHOUSE

Churton, Cheshire

Rickitt
Partnership

Sandstone farmhouse with detached barn

Detached sandstone farmhouse ♦ Four bedrooms
♦ Two reception rooms ♦ Breakfast kitchen ♦
Conservatory ♦ Large detached barn ♦ Well kept
gardens ♦ Small paddock & orchard ♦ Sits within
approx. 0.75 acre ♦ NO CHAIN ♦ EPC F

Description

A four bedroomed period sandstone detached farmhouse, believed to date back to the 1800's. This delightful family home has two reception rooms, conservatory and a wealth of character features including exposed timbers and sandstone inglenook fireplace. To the outside, there is a large detached barn, detached garage, well kept gardens, a small paddock and orchard, in all the house sits within approximately 0.75 acres.

Entrance Porch

Small built in cupboard. Tiled Floor.

Sitting Room

Delightful sandstone inglenook fireplace with inset wood burner and tiled hearth. Open staircase to first floor. Exposed beamed ceiling. Door and window to front. Window to side. Built in display shelving with cupboard below. Open to:

Dining Room

Window to front and one to side. Exposed beamed ceiling. Built in book shelves with cupboard below. Two radiators.

Breakfast Kitchen

A bespoke kitchen with a range of wall and base units with granite work surface above and inset Belfast style sink with mixer tap. Floor to near ceiling double cupboard unit housing fridge/freezer. Electric double





oven with Neff four ring electric hob and extractor fan above. Tiled and granite splash backs. Exposed beamed ceiling. Exposed sandstone wall. Tiled floor. Window and glazed panelled French doors to side, opening to garden room. Two radiators.

Conservatory

Bespoke conservatory with double glazed windows and glazed panels to three sides with part double glazed door to front. Double glazed roof with opening. Tiled floor.

Shower Room

Walk in shower, low level WC and hand wash basin. Part tiled walls. Window to rear. Built in display shelving. Radiator.

Utility Room

Range of base units with work surface above and space for washing machine and dishwasher. Belfast style sink with taps. Oil fired boiler. Window to rear. Door to side. Tiled floor.

First Floor Landing

Window to rear and one to side. Radiator.

Bedroom One

Window to front and one to side. Radiator.

Bedroom Two

Window to rear and one to side. Access to loft. Radiator.

Bedroom Three

Window to front. Fitted wardrobe. Radiator.

Bedroom Four

Window to front. Radiator.

Bathroom

Panelled bath, low level WC and hand wash basin with marble surround and vanity unit below. Part tiled walls. Fitting airing cupboard housing hot water cylinder and shelving. Window to side. Wall mounted heated towel rail.



Outside

Grounds and Gardens

A true delight are the grounds and gardens that accompany and compliment this fine house. The property sits within approximately 0.75 acre and is made up of well kept gardens, a small paddock and an orchard with greenhouse. A special note, the owner was an avid gardener and also a keen member of the Galanthus (Snowdrop) Society. We believe, the house boasts over 50 different varieties of snowdrop around the gardens making the winter months of January and February a sheer delight.

The property is approached via a driveway to the side and leads to a gravelled courtyard area, offering off roading parking for several vehicles.

Outbuildings

Detached Single Garage

Detached Barn

A large detached barn, which has great potential, subject to planning permission. At present the layout is as follows:

Workshop – Window to rear. Door to front.

Stable – Door and window to front. Two stable areas.

Old Dairy – Door to front.

Garage – Window to rear.

Store Room – Window and door to rear.

Attached Coal Shed – Door to front.

Hayloft – There are two areas on the first floor.

Property Information

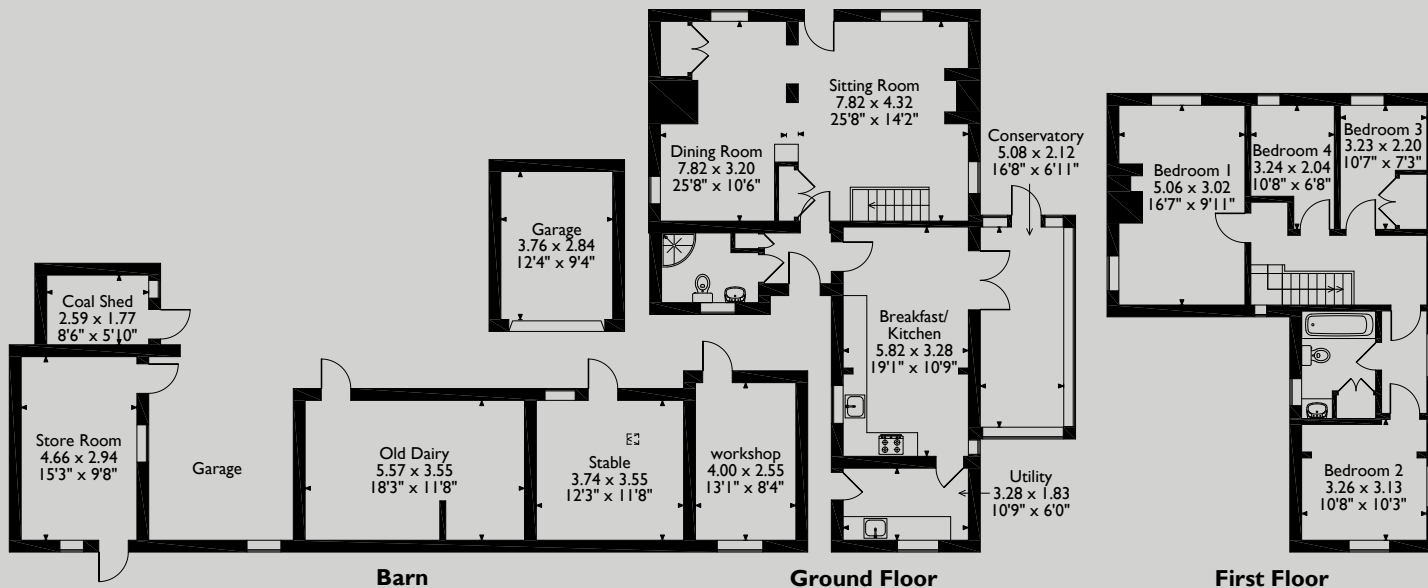
The council tax is band G. We understand the property is freehold, with mains water, electricity and mains drainage connected. Oil fired central heating and hot water.





Floorplans

Approximate Gross Internal Area
 Main House = 145 Sq M/1561 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Outbuilding = 63 Sq M/679 Sq Ft
 Total = 219 Sq M/2358 Sq Ft



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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