



College Farm
Clotton, Tarporley, Cheshire, CW6 0EG

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

College Farm

Clotton, Tarporley, Cheshire, CW6 0EG

Guide Price - £700,000

College Farm is a spacious detached former Farmhouse situated in the popular Cheshire Village of Clotton in land extending to approximately 6.5 acres affording an array of outbuildings plus extensive off road parking and garage.

The accommodation is over 2 floors boasting flexible reception space including formal lounge and dining room, separate sitting room, breakfast kitchen, utility and ground floor W.C. To the first floor there is a landing, 3 bedrooms and a large family bathroom.

Externally the property is set back and screened from the A51, by a two storey stable block and upon leaving the highway there is a large courtyard area providing ample off road parking, a large L shaped single storey outbuilding utilised as a workshop, outhouse, oil tank, large former piggery, dairy and a good sized 3 bay wood pole barn. The property now requires some modernisation however offers scope for improvement with the potential for conversion of some of the outbuildings, subject to planning permission.

LOCATION

Clotton is a popular Village in the County of Cheshire, situated near to neighbouring Villages of Tarporley and Tarvin, providing a selection of amenities including shops, pubs and restaurants Clotton is also conveniently located for Chester City Centre offering a more comprehensive range of facilities including supermarkets and high street retail stores.

Regarding education there are noted State Primary Schools together with Secondary Schools of both Tarporley and Christleton, plus Private Education at Kings and Queens School in Chester and Abbey Gate College in Saughton.

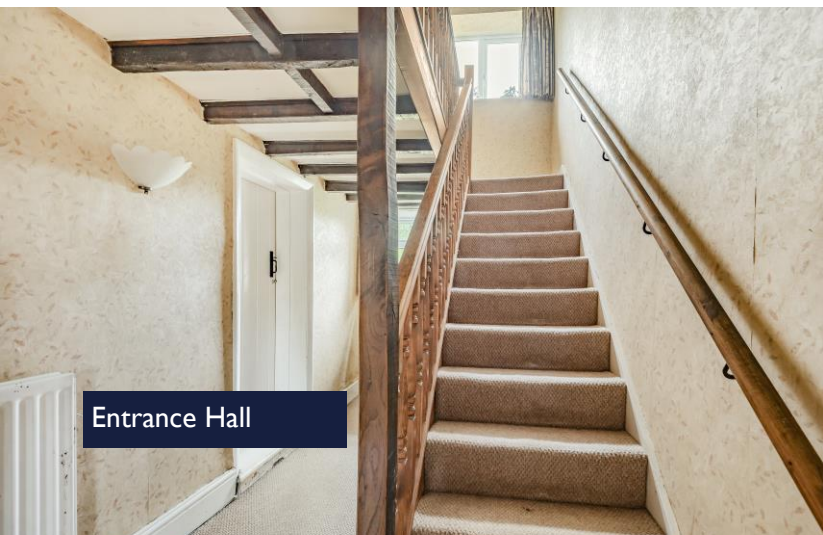




Kitchen



Dining Room



Entrance Hall



Lounge

ACCOMMODATION ENTRANCE HALL

Tile flooring, double glazed window, access through to the lounge.

LOUNGE

Double glazed bay window, open fire, beamed ceiling, doors to both inner hall and dining room.

DINING ROOM

Double glazed window, tile floor, radiator, door through to the breakfast kitchen.

BREAKFAST KITCHEN

Having a range of wall, base and drawer units, double drainer sink unit with a mix tap over, BUSH range cooker and extractor above, plumbing point for a dishwasher, tile splash backs and tile flooring, electric AGA, double glazed windows, door through to the side porch.

PORCH

Double glazed door to front and rear, radiator.



Bedroom

UTILITY

Double drainer sink unit, plumbing point for a washing machine, radiator, window.

W.C.

Having a W.C. tile flooring, window.

INNER HALLWAY

Situated off the lounge having a double glazed window, radiator, access to the cellar.

SITTING ROOM

3 double glazed windows, open fire, radiator.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM 1

Double glazed window, cupboard housing the central heating boiler, fitted wardrobe, radiator.

BEDROOM 2

2 double glazed windows, radiator.

BEDROOM 3

Double glazed window, radiator.

BATHROOM

Panell bath, shower cubicle with a Myra electric shower unit, W.C. and wash hand basin, radiator, heated towel rail, double glazed window.



Bedroom



Bathroom

OUTSIDE

On approach as you leave the highway/A51, the property is set back from the road and gate access to a large courtyard area providing extensive off road parking which leads to a single garage and outbuildings.

The land extends to approximately 6.5 acres including lawned gardens, redundant swimming pool and surrounding fields.

OUTBUILDINGS

The outbuildings comprise a single storey brick L shaped former shippen, now utilised as a large workshop, two storey stable block, outhouse and oil tank, large former piggery, former dairy and a large 3 bay wood pole barn with mezzanine area.

SERVICES

Mains electric, mains water, private septic tank drainage and oil central heating.

COUNCIL TAX

E – To be advised

EPC

To be advised





Yard



Barn



Outbuildings

DEVELOPMENT OVERAGE

The vendor reserves the right to claim overage arising from the grant of beneficial planning consent, obtained for residential or commercial use at a rate of 30% of any uplift in value for a period of 20 years from the date of completion. This overage applies to all outbuildings apart from the main dwelling.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS

Sat Nav: CW6 0EG

What3Words: ///streamers.pizza.evoked

APPROXIMATE DISTANCES

Chester City Centre – 10 miles

Manchester Airport – 29.4 miles

Liverpool John Lennon Airport – 29.6 miles

LOCATION

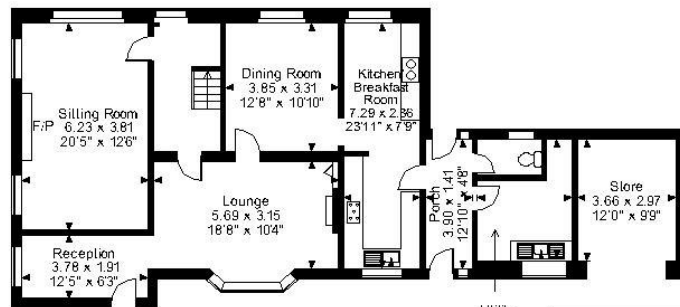
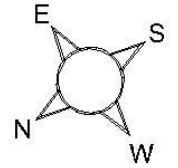
On the recreational front, there are beautiful walks nearby along the Sandstone Trail and Delamere Forest, popular with equestrian pursuits plus sports clubs and golf courses in the area. Clotton is also very well located for commuter links to all major commercial centres of the North West along the M53 and M56 motorways leading to both Liverpool and Manchester, plus the A55 North Wales Expressway linking North Wales Coast and Anglesey. Chester Train Station offers a direct service to London Euston in under 2 hours.

DISCLAIMER

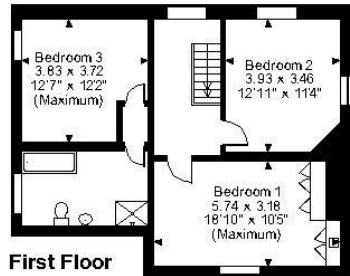
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



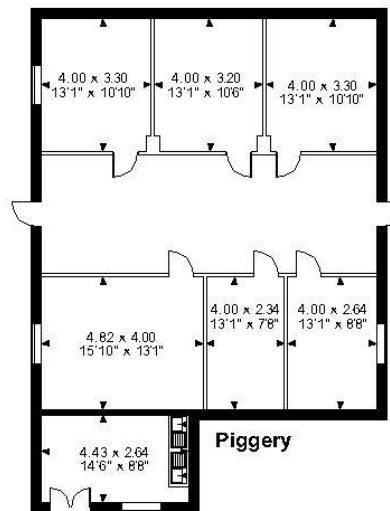
College Farm, Clotton, Tarporley
Approximate Gross Internal Area
Main House = 1879 Sq Ft/175 Sq M
Carport = 190 Sq Ft/18 Sq M
External Store = 117 Sq Ft/11 Sq M
Stables = 1189 Sq Ft/110 Sq M
Outbuildings = 3088 Sq Ft/287 Sq M
Barn = 3286 Sq Ft/305 Sq M
Total = 9749 Sq Ft/906 Sq M



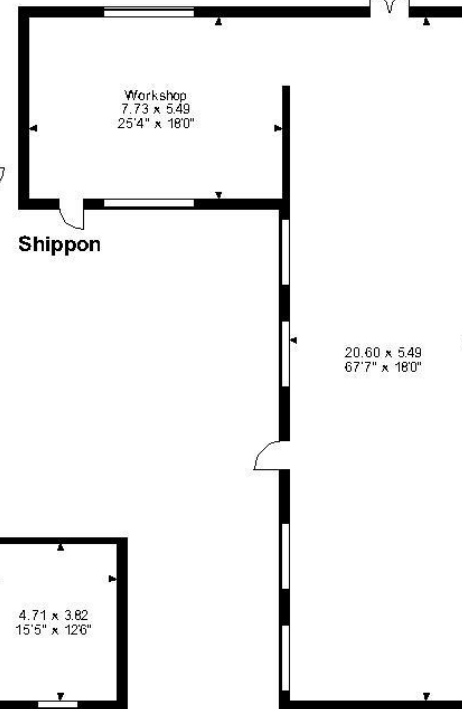
Ground Floor



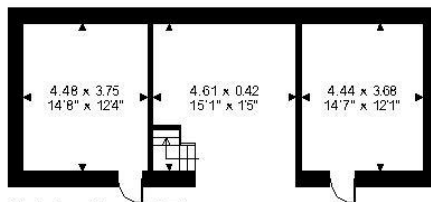
First Floor



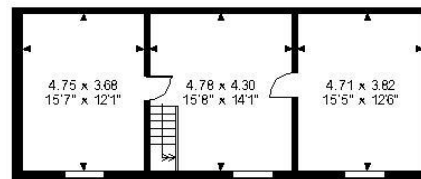
Dairy



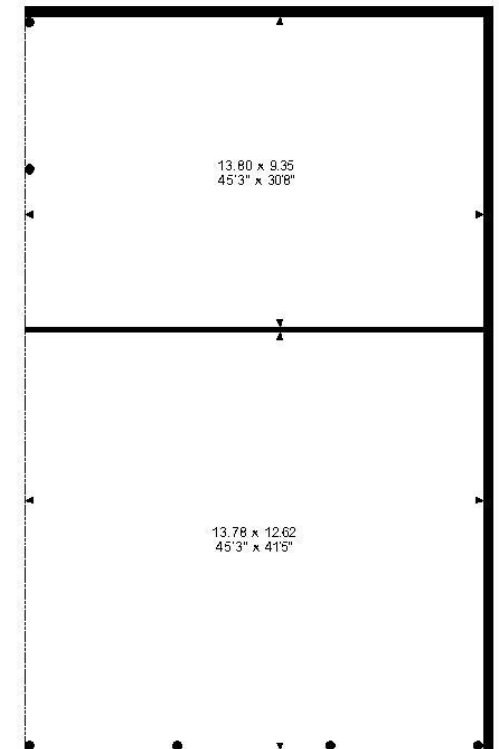
Shippon



Stables Ground Floor



Stables First Floor



Barn



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