



Clatterway, Bonsall, DE4 2AH

We are proud to present this very special, historic home for sale. Currently operated as a successful B&B with guest annexe, the home and gardens have been lovingly and significantly upgraded in recent years. The stunning waterfalls obviously give their name to the house and are impressive enough in their own right - and there are so many more wonderful features that we're excited to tell you about.

The main home is set over four storeys, with grand dining and sitting rooms on the ground floor, together with a large kitchen, entrance and inner hallway, bathroom and two separate WCs. On the first floor are three large double bedrooms and two bathrooms. On the top floor are a further two spacious double bedrooms and a bathroom. The lower ground floor was actually the entire original home (the upper floors have been added over time) and - having a separate entrance and comprising over 1,000 square feet of living space - it could easily be another separate accommodation area.

The stylish annexe has studio living with a large living room/bedroom and a gorgeous bathroom. Either side of the annexe are private outdoor dining areas for the main home and annexe. There are also outbuildings and a dedicated laundry room.

The wonderful gardens include those magnificent waterfalls and a range of carefully-selected plants and trees. The driveway has ample room for 6+ vehicles and - being away from the road - can be used as a private courtyard to host parties.

Bonsall is an historic lead-mining village. Nowadays, villagers and visitors alike explore the Limestone Way path and network of walks in all directions then refuel at The Fountain Tea Rooms (including village shop), Barley Mow and Kings Head pubs. The village field includes a playground and football pitch - and there is a beautiful church on the hilltop as well as picturesque steep dales, woods and cliffs all around. Beside the church - within just a few minute's walk from this home - is a highly-rated primary school.

- Elegant and substantial family home in circa 1/2 of an acre
- Attractive annexe with parking and outdoor dining
- Important historical home within a popular village
- Currently operated as a successful B&B business
- Stunning waterfalls including 20ft and 12ft cascades
- Professionally designed and tended gardens
- Redecorated and additional insulation - EPC improved to D rating
- Five bedrooms and four bathrooms in main home
- Opportunity to significantly extend into lower ground floor
- Off-road parking for 6+ vehicles

£920,000

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Front of the home

Decorative wrought iron gates set within a tall stone wall open into the impressive driveway, which meanders between waterfalls on the left and the main house and annexe on the right, to the large parking area. It's a fittingly-enthralling entrance into the grounds of this impressive home.

The two large waterfalls on the left sit within mature gardens which have been curated and tended by the owners and a team of professional gardeners. You can benefit from their skill and expertise in creating a garden of complementary flowers and plants - and we'll talk more about the gardens later.

The main home has a handsome facade which has been repointed and repainted in recent weeks. The stone built home was originally built in 1823 and the current owners have carried out a wealth of improvements including a new roof, adding several bathrooms into the home and, of course, the creation of the gardens and restoration of the waterfalls. The home has stone mullion timber-framed windows and a solid timber door with brass handle, knocker and letterbox. There are outside lights and a separate letterbox too.

Entrance Hallway

This is a grand entrance which exemplifies the grace and proportions that you'll find throughout this home. The hallway has a high ceiling, quarry-tiled floor and a striking decorative marble shelf on the left. Like most rooms in the house, there are high skirting boards and ceiling coving. On the left is a door (not currently used) with a stained glass window and a radiator. Carpeted stairs lead up to the first floor and, behind, a door opens up to stairs down to the lower ground floor. There are windows facing north and west together with doors to the inner hallway and dining room.

Dining Room

19'0" x 13'1" (5.8 x 4)

This classically-styled room has period decor which perfectly befits the home. It is a suitably grand place in which to dine formally with friends and family. The stunning marble fireplace with tiled hearth and surround has an iron grate. The room is carpeted and has high skirting and ceiling coving. There is a ceiling light fitting, two radiators and room aplenty for a large dining table and additional furniture.

Inner Hallway

From the entrance hallway, a half-glazed wooden door leads into this carpeted hall. At the far end is an open entry through to a very useful Butler's Pantry, with built-in full-height cupboards, drawers and a substantial glass display cabinet. This area includes a decorative north-facing window on the left, with views to the imposing cliff face outside. The hallway has a ceiling light fitting and radiator and has doors to the Sitting Room and Kitchen, together with carpeted steps up to a WC and Bathroom One.

Sitting Room

22'9" x 12'9" (6.95 x 3.9)

This beautiful room is flooded with natural light through the south-facing bay window. We love the opulent fireplace made of local Hopton marble (with fossils clearly visible in the polished surface). The fireplace has an iron grate and, either side, are wide alcoves each side which currently contain floor-to-ceiling shelving. This spacious room has plenty of space for seating, dining and working. There is a ceiling light fitting and radiator.

Kitchen

14'5" x 10'9" (4.4 x 3.3)

The focal point of the kitchen is the huge fireplace which houses a Stoves-branded oven. The room has a quarry-tiled floor and country-style cabinets along the left of the kitchen, interspersed with west-facing windows which bring lots of natural light in. There is ample worktop space and an integrated stainless steel double sink and chrome mixer tap. There is room here for a breakfast table and chairs and, to the right of the fireplace, a double fridge-freezer. A door leads through to the rear of the home where the large laundry room/pantry is located, together with two large outhouse stores.

Laundry Room

10'9" x 9'2" (3.3 x 2.8)

Accessed via stone steps, the bespoke laundry room has space and plumbing for a washing machine and tumble dryer, with additional space for other appliances. There is a beautiful stone trough-style sink and lots of cool storage space and shelving, making this a great pantry within easy access of the kitchen.

The room has a ceiling light fitting and window.

Across the courtyard are two storage rooms within a brick-built outhouse - perfect for storing bicycles, sports equipment, etc.

Ground Floor WC

5'2" x 3'7" (1.6 x 1.1)

This cute room has pretty wallpapered walls and tile-effect laminate flooring. There is a ceramic WC, north-facing window, deep-set small alcove (useful for storage), a ceiling light fitting and storage space immediately outside at the top of the few stairs up from the inner hallway.

Bathroom One

9'0" x 6'4" (2.75 x 1.95)

A feature we adore in this home is that all of the bathrooms have hand-painted wall tiles. In this bathroom, they form the surround above the bath, whilst all other walls are painted a crisp white. The bath has chrome taps and a mains-fed shower above, together with pivoting shower screen. There is a ceramic shell-shaped sink with chrome taps, frosted double-glazed window and a wall-mounted corner cabinet with shelf below. The room also has a combined radiator/heated towel rail, vinyl flooring and ceiling light fitting.

Lower Ground Floor

40'10" x 25'1" plus 7'6" x 4'7" (12.47 x 7.65 plus 2.3 x 1.4)

Comprising over 1,000 square feet of living space, the lower ground floor formed the entirety of the original house and - later - housed the Victorian kitchens. With a separate entrance at ground level from the rear of the home, this could easily be a self-contained apartment or form part of the main home. It's so versatile that these several rooms could be used for anything from a gym, home office or teenage den to additional bedrooms, living spaces or games rooms. There are four rooms in total, two with brand new windows. They have lighting and quarry flooring and there are two original fireplaces and the boiler for the home.

Stairs to first floor landing

The impressive oak staircase and carpeted stairs lead up to the galleried landing. At the landing, the north-facing window has a stunning view of the cliff face behind the home. The landing is carpeted and has a radiator, two ceiling light fittings and doors to three bedrooms and two bathrooms.

Bedroom One

12'11" x 8'9" (3.95 x 2.67)

All upstairs rooms have matching timber doors from the hallways into the bedrooms and bathrooms. This spacious double has a square north-facing window, high skirting boards, radiator and ceiling light fitting. There is room for a double bed, desk, wardrobe and additional furniture.

Bathroom Two

12'11" x 8'2" (3.95 x 2.5)

This spacious bathroom has a large bath with electric Mira shower over and a distinctive huge square ceramic pedestal sink. There is a ceramic WC and bidet too. With vinyl flooring, the large window brings natural light pouring in to enhance and showcase the hand-painted wall tiles. There are two tall storage cupboards, a heated towel rail and ceiling light fitting.

Bedroom Two

19'4" x 11'9" (5.9 x 3.6)

Currently used as the India Suite within the B&B business, this large south-facing bedroom has a terrific view of one of the waterfalls. The wide south-facing bay window, high ceiling and white walls make this a light and airy room. The Hopton marble fireplace has an iron grate and arched decorative surround. A wide alcove on the left has shelving and the room is carpeted and has a ceiling light fitting and radiator. There is plenty of room for wardrobes and bedroom furniture.

Bedroom Three

11'9" x 11'7" (3.6 x 3.55)

Currently the Tibet Suite, this is another bright and uplifting room with a wide south-facing window. This room also has a Hopton marble fireplace (with possibly the clearest fossils on show) and this fireplace has a grate and decorative surround. The carpeted room has a ceiling light fitting, timber-framed sash window, radiator and door to the Jack-and-Jill bathroom.

Bathroom Three

9'2" x 7'0" (2.8 x 2.15)

With entrance doors from the first floor landing and Bedroom Three, this is a Jack-and-Jill bathroom with a view! The tall south-facing window has views of the waterfalls and is a splendid sanctuary in which to relax in the bath, listening to the cascading water. The bathroom suite is from The Imperial Bathroom Company and the bath has a rainforest shower above. There are more beautiful hand-painted wall tiles. The bathroom includes a ceramic pedestal sink with chrome taps, ceramic WC, bidet and an additional west-facing window. There is a chrome heated towel rail and ceiling light fitting.



Stairs to second floor landing

Another oak staircase and carpeted stairs lead up to the galleried landing of the second floor. Built-in cupboards in the eaves run the whole width of the top floor and provide extremely useful storage space. There is a west-facing window and ceiling light fitting, with doors leading to bedrooms four and five and bathroom four.

Bedroom Four

16'11" x 13'11" (5.17 x 4)

The room dimensions don't include the wide private hallway which makes a great library and has another access point to the eaves storage. All that storage means that this large bedroom feels extremely spacious. There is a south-facing window and an iron fireplace. The room is carpeted and has access to eaves storage on both sides. There is a radiator and ceiling light fitting too.

Bedroom Five

13'1" x 12'11" (4 x 3.95)

Here we have yet another very large double bedroom where the eaves storage leaves even more space for furniture and seating in the room. This bedroom is carpeted and has a south-facing window, radiator, ceiling light fitting and iron fireplace.

Bathroom Four

7'0" x 7'0" (2.15 x 2.15)

With a magnificent standalone slipper rolltop bath and located at the very top of the house, it's yet another peaceful bathroom in which to relax. There is a ceramic sink and WC, vinyl flooring, wall-mounted mirrored cabinet, wood-pannelled wall and wall light.

WC

7'8" x 4'11" (2.35 x 1.5)

Attached to the main home but accessed from a separate door, this useful WC is handy for anyone working or playing in the garden who doesn't want to wander through the house! The room has frosted windows, a ceramic WC with integral flush, ceramic sink with chrome taps and a radiator and ceiling light fitting.

Annexe - Living Room-Bedroom

17'6" x 11'5" (5.35 x 3.5)

Of brick and tile construction, half-glazed timber doors (with matching panels each side) open up to reveal the high quality living accommodation in these former stables. There are outside lights and power points, plus an outside dining area. It's a great holiday let or somewhere for relatives/guests to live on a short or long-term basis.

The living room/bedroom has a vaulted ceiling with exposed timber trusses and a large Velux window. Together with the south-facing doors and windows and crisp white decor, it's a stylish and bright open room. The room is carpeted and has a ceiling light fitting, wall lights, Dimplex electric heater and plenty of space for a large bed, seating and additional furniture.

Annexe - Bathroom

10'9" x 9'10" (3.3 x 3)

We love this huge and stylish bathroom, with a marble tiled floor and tiled and painted walls. The large jacuzzi bath has a wide tiled shelf for toiletries and perhaps a little drink too! The bath has a heritage-style shower attachment and chrome mixer tap, whilst the ceramic pedestal sink and WC are actually Heritage-branded bathware. The large separate shower cubicle has curved glass doors and a mains-fed shower. The room has ceiling spotlights, a wall-mounted electric heater, shaver point, wall lights, chrome heated towel rail and three large south-facing windows which flood the room with light.

Gardens

Having been created and curated by the current owners and a team of professional gardeners, the gardens and waterfalls are simply stunning. A huge amount of skill, love and investment has gone into thoughtfully designing the gardens, which are well-stocked with a range of colourful and complementary flowers, plants and trees. The high-level water course which originally fed the water wheel on this historic home has been restored and feeds the two large waterfalls, creating cascades of 20 feet and 12 feet. These flow into a managed pool, trough and drainage system which has never been breached even in the biggest rainfalls.

The upper gardens include a beech tree and fig and spruce trees, whilst a handrail runs alongside the path and down the steps to the lower level.

There are paths and steps leading through the gardens to seating areas, from where you can enjoy the sounds of the waterfalls and the views over the main house and annexe to the cliff behind the home. The property includes circa 0.25 acres at the top of the cliff too and you may wish to replicate the creation of some of the paths in the adjoining Cascades Gardens property, where paths up the clifftop have been created to offer far-reaching views down Clatterway and beyond.

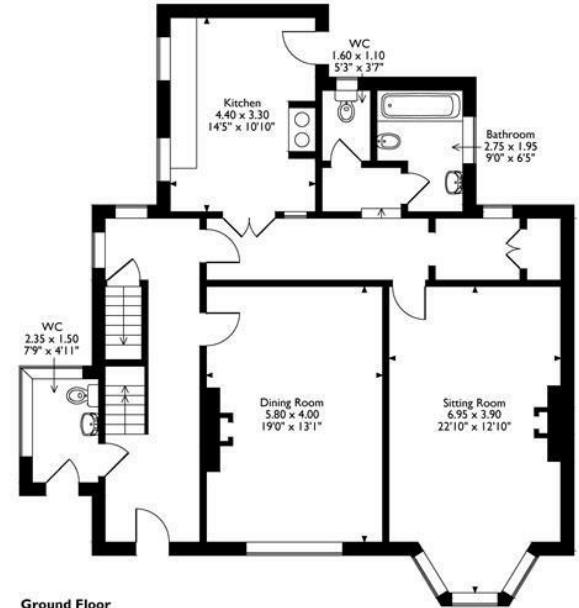
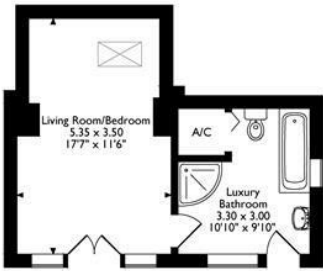
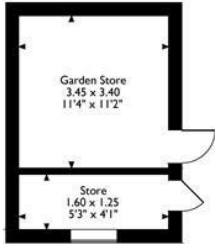
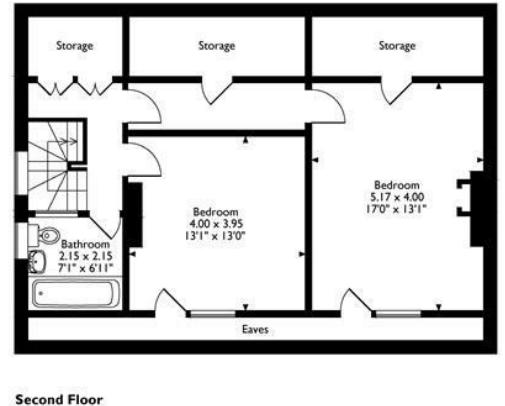
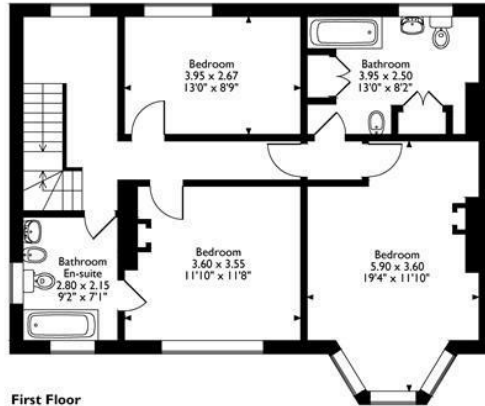
The gardens also look across to the outdoor dining areas either side of the annexe - currently separated to provide private dining for whoever is residing in the house and in the annexe. The whole area to the left of the main house - outdoor dining and parking area - easily doubles as a massive private courtyard garden. Indeed, the current owners have held parties and events there with upwards of 60 guests.

History of the home

The property started as a cornmill adjoining the Nethergreen House in 1800s. It had 26 foot diameter waterwheel. It went into disuse around 1870 and further 3 floors were built on top to make an elegant house.



Cascades
 Approximate Gross Internal Area 343 Sq M / 3692 Sq Ft
 Annexe 28 Sq M / 301 Sq Ft
 Outbuilding 16 Sq M / 172 Sq Ft
 Total 387 Sq M / 4166 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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