



Clotton, Nr Tarporley





Sunnybank, Clotton, Nr Tarporley, CW6 0EG

Sunnybank is an exquisite period property which has been comprehensively refurbished and reconfigured over recent years to a particularly high specification sympathetically retaining the character and integrity of the original property. A converted outbuilding within the secluded rear garden has created a stunning self contained one bedroomed Coach House.

- Reception Hall, well proportioned living room, dining room, kitchen breakfast room, utility room, cellar.
- Master Bedroom with well appointed Ensuite shower room and stunning dressing room, two further double bedrooms, well appointed family bathroom.
- Detached two storey converted barn creating a stunning one bedroom self contained Coach House situated within the rear garden.
- Large double garage, principally walled secluded rear garden with large entertaining area.

Location

The property is conveniently situated in Clotton between Tarporley and Duddon, the highly regarded Duddon primary school is within $\frac{3}{4}$ mile of the property and is within catchment of the Ofsted award winning secondary school at Tarporley ($2\frac{1}{2}$ miles). Both the villages of Tarporley and Tarvin offer comprehensive shopping facilities for every day purposes, alternatively Chester City Centre offers national retailing outlets. On a recreational front there are a variety of sporting and golf clubs as well as local Equine centres and rides including the Delamere loop and The Gallops, a 3.5 mile cross country ride. The convenience of the A51 leading to the M53 and M56 make Liverpool, Manchester, North Wales and the North West centres of commerce more easily commutable

Accommodation

A central storm porch leads to a recessed part glazed panelled front door this opens to an attractive and welcoming **Reception Hall** finished with a tiled floor and staircase rising to the first floor. The reception hall gives access to a well proportioned living room and dining room.



The **Living Room 8.25m x 3.69m** was originally two rooms and has a bay window to the front, attractive cast iron fireplace, original exposed polished floor boards and a window overlooking the rear garden. The adjacent **Dining Room 4.43m x 3.67m** has similar features including a bay window to the front, original fireplace and exposed polished floor boards. Off the rear hallway there is a doorway to the well appointed kitchen breakfast room, rear garden and a cellar.

The **'L' shaped Kitchen Breakfast Room 3.66m x 3.65m** is fitted with a custom designed and fitted by The Cheshire Kitchen Company which includes a pantry/breakfast cupboard these are complemented with quartz work surfaces which extend into a peninsular unit to create a three person breakfast bar. There is a built in hot water tap and extensive cupboard space. Appliances include a Range cooker with double oven and six burner gas hob with extractor above, integrated appliances include a microwave, dishwasher, wine chiller, larder fridge and large freezer. An attractive herringbone pattern woodblock floor runs throughout, beyond the kitchen there is a **Cloaks/Utility Room** fitted with hand made units to match the kitchen along with space for a stack system washing machine and tumble dryer. There is also a low level WC with wash hand basin.

The **Cellar 4.67m x 4.24m** is accessed from the inner hallway and is situated beneath the dining room and benefits from natural light is utilised for storage by the current vendors and houses the gas fired central heating boiler and pressurised hot water system.





The attractive first floor landing overlooking the rear garden and gives access to three double bedrooms and well appointed bathroom. The stunning **Master Bedroom Suite 4.36m x 3.46m** has a shuttered bay window to the front, exposed polished floor boards, mirror fronted concealed wardrobe, lavishly appointed Ensuite Shower Room and a concealed inner staircase rising to the converted loft space which has created a stunning fully fitted **Dressing Room 8.78m x 2.24m** with shelving and lighting.

Bedroom Two 4.45m x 3.69m also has a shuttered bay window to the front, exposed polished floor boards and a feature original cast iron fireplace. **Bedroom Three 3.68m x 3.68m** is situated to the rear of the property and overlooks the rear garden as does the well appointed **Family Bathroom** this is fitted with a free standing roll topped bath, large shower facility, Corian wash hand basin set within a vanity unit with storage cupboards beneath, low level WC, heated towel rail and marble effect tiled flooring.





Detached Converted Outbuilding

Within the rear garden there is a former two storey detached outbuilding which has been converted to provide either a guest suite or dependent relative accommodation this includes a **Kitchen Dining area 6.34m x 4.27m** with open plan living space beyond both of which benefit from large glazed sliding doors which open onto and overlook the garden. There is a well appointed bathroom with a large **Double Bedroom 6.34m x 4.29m** which can comfortably accommodate a double bed and two single beds if required to accommodate a family if desired.

Externally

A splayed entrance laid to granite sets leads to a brick pillared automated gateway which opens onto a gravelled drive providing ample parking and turning space along with giving access to a **Double Garage 6.81m x 5.51m** with automated up and over door.

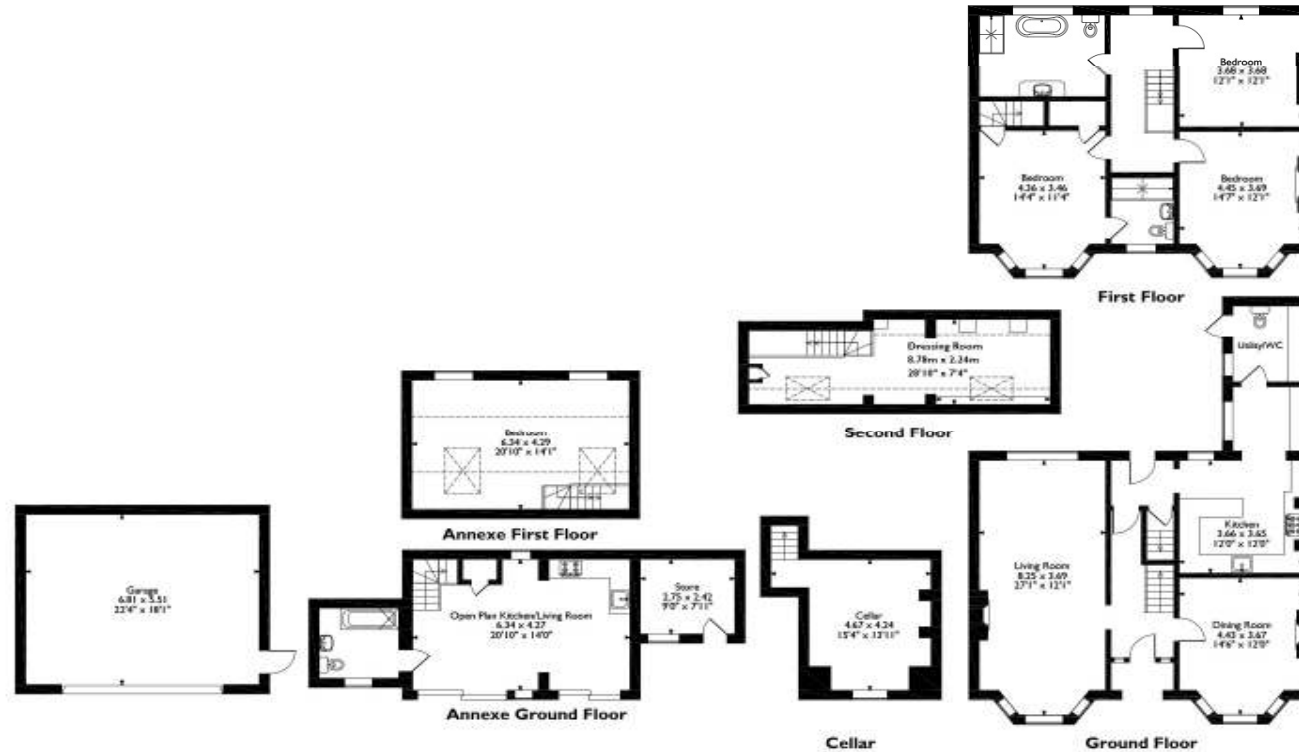
An Indian stone pathway leads through pedestrian gates to the attractive enclosed and totally private side and rear gardens these are walled three sides and principally laid to lawn. Indian stone pathway opens out to a large patio creating a perfect entertaining space which is partly covered with pergola with mature wisteria. There is also a useful brick built **Garden Store 2.75m x 2.42m** which potentially could be incorporated into the self contained annex if required (subject to consent from the relevant authorities). A door in the rear of the walled garden gives access to a pathway with raised beds which could be utilised as a vegetable garden area if desired.

Services

Mains water, electricity, gas and drainage and a sewage treatment facility.



Approximate Gross Internal Area
 Main House = 2056 sqft/191 sqm
 Annexe = 646 sqft/60 sqm
 Annexe Outside Store = 75 sqft/7 sqm
 Garage = 408 sqft/38 sqm
 Total = 3185 sqft/296 sqm



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.

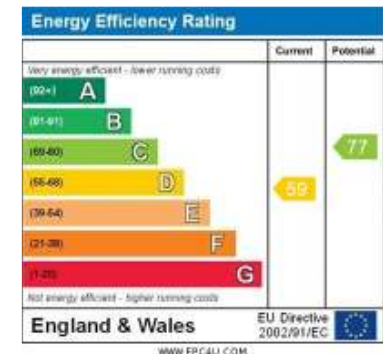
Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words – rooting.snippets.sounding

From the agents Tarporley office head towards Chester on the A51 for approximately 1.5 miles and the property will be found on the right hand side shortly after Iddinshall Grange Nursing Home.





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