



Rose Farm, Clotton



Rose Farm, Clotton Nr. Tarporley, Cheshire, CW6 0EG

Rose Farm is a detached three bedroom characterful property situated between Tarporley and Tarvin benefitting from a large garden extending to just under one acre and benefitting from an attractive rear courtyard with versatile single storey outbuilding which, subject to consent from the relevant authorities, could provide guest/dependent relative accommodation if desired.

- Reception Hall, Lounge, Dining Room, Sitting Room, Large Kitchen Breakfast Room, Conservatory, Utility Room, Store/Workshop.
- Three Bedrooms, Two Bath/Shower Rooms.
- Set within 0.86 acre of garden overlooking fields to the rear, large versatile 580sqft outbuilding currently utilised as a Workshop (could be converted to additional guest/dependent relative accommodation if desired subject to consent from the relevant authorities).

Location

The property is conveniently situated between Tarporley and Tarvin, the highly regarded Duddon primary school is within $\frac{3}{4}$ mile of the property with secondary schooling 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

The front door opens to the **Reception Hall** this has a staircase rising to the first floor and **Cloakroom** off, the **Inner Hallway** gives access to three well proportioned Reception/Living Rooms and a large Kitchen Breakfast Room.

A set of glazed double doors from the inner hallway opens to a light and airy extended **Lounge 4.7m x 4.4m** this has windows to three elevations and a set of glazed double doors opening onto the courtyard at the rear. A central fireplace is fitted with Living Flame coal effect gas fire. Opposite to the Lounge there is also a well proportioned **Dining Room 4.7m x 3.6m** this comfortably accommodates a 10/12 person dining table and has a communicating door to the Sitting Room 4.7m x 3.6m. The **Sitting Room** has a central fireplace fitted with a Living Flame coal effect gas fire and can also be accessed from the reception hall.



The large 'L' shaped **Kitchen Breakfast Room 5.3m x 6.5m** (max dimensions) is extensively fitted with wall and floor cupboards and provides plenty of work surface space. Appliances include a four ring gas hob with extractor above, oven, microwave and fridge. The dining area comfortably accommodates a 6/8 person dining table for everyday purposes and larger if required. Off the kitchen there is a **Conservatory 3.4m x 3.0m** which gives access to and offers attractive views over the gardens. The kitchen also gives access to a side Entrance Porch which in turn gives access to a second **Cloakroom** with WC and wash hand basin as well as a good size **Utility Room 3.1m x 2.7m** fitted with additional storage cupboard and provides space beneath the worksurface for a washing machine and tumble dryer. From the utility room access can be gained to an attached Outhouse which is currently utilised for **Storage 3.2m x 2.7m with a Workshop beyond 3.2m x 2.7m** (subject to consent from the relevant authorities could be converted to two bedrooms).

To the first floor there are three bedrooms and two bath/shower rooms. **Bedroom One 4.7m x 3.6m** benefits from fitted bedroom furniture including wardrobes, dressing table and matching bedside units. There is also a well appointed **Ensuite Shower Room 2.6m x 2.1m** this provides a large shower facility with drencher shower head, low level WC and wash hand basin with fitted cupboards along with a heated towel rail. **Bedroom Two 4.7m x 3.6m** also benefits from fitted furniture including wardrobes, dressing table, chest of drawers and bedside units. **Bedroom Three 4.7m x 2.1m** has fitted cupboards and overlooks the rear courtyard. The **Bathroom** is fitted with a panelled bath, low level WC and pedestal wash hand basin.

External

A splayed entrance leads onto the driveway this is laid with brickette setts the driveway continues through a five bar gate into an attractive courtyard which provides ample parking and turning space. To the right hand side of the drive there is a large lawned garden area/former orchard. The courtyard includes a substantial **Single Storey Outbuilding 9.4m x 5.2m** this is currently utilised as a workshop and benefits from electric light and power points. There is also an attached **Garden Store 2.7m x 1.8m**. the footprint of the buildings extends to 580 sqft (54sqm) and lends itself, subject to consent from the relevant authorities to become a guest suite/dependent relative accommodation.

The driveway continues past the outbuilding where there is additional parking and a large enclosed secluded south facing garden, again this is principally laid to lawn incorporating mature shrubs along with two sitting/entertaining areas.

Services/Tenure

Mains water, electricity, gas and septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : settled.skims.hologram

From Tarporley High Street proceed to the roundabout on the Tarporley bypass heading towards Chester. Having passed over the roundabout proceed for 1.5 miles into the village of Clotton and Rose Farm will be found on the left hand side prior to the Bulls Head Pub and Thai Restaurant.

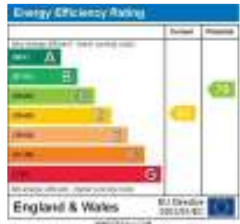




Approximate Gross Internal Area
Main House = 2303 Sq FT/214 Sq M
Outbuilding = 291 Sq FT/27 Sq M
Total = 2595 Sq FT/241 Sq M



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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