



HILLSIDE

Horton Green, Cheshire

Rickitt
Partnership

Detached period house with land & outbuildings

Period detached house ♦ Three bedrooms ♦ Two shower rooms ♦ Two reception rooms ♦ Conservatory ♦ In need of some updating ♦ Outbuildings ♦ Set within approx. 3.2 acres ♦ NO CHAIN ♦ EPC F

Description

A unique and rare opportunity to acquire a former farmhouse which formed part of The Grafton Estate and is on the open market for the very first time. A period three bedroom detached house in need of some updating in a delightful location in Horton Green near Tilston. The property offers a blank canvas for someone looking to renovate, modernise and create a truly spectacular bespoke family home. This delightful property has two reception rooms and a conservatory. The house has two separate entrances, one leading to the two fields and outbuildings including a detached brick built stable/workshop and store room. There is an enclosed garden with terrace area. In all the house sits within 3.2 acres and offers the new owner a wide scope of potential, subject to planning.

Entrance Porch

Entrance door to side. Two double glazed windows to front. Double glazed window to side. Tiled floor. Radiator.

Hall

Open staircase to first floor. Coved ceiling. Door to conservatory. Radiator.

Drawing Room

Feature fireplace with ornate surround, marble back and hearth. Double glazed window to front. Double glazed French doors to conservatory. Coved ceiling. Radiator.







Conservatory

Exposed brickwork base with double glazed windows to three sides and double glazed double doors to garden. Tiled floor.

Sitting Room

Feature fireplace with surround, tiled back and hearth. Built in cupboard to side of fireplace. Double glazed window to front. Double glazed window to rear. Coved ceiling. Radiator.

Kitchen

Range of wall and base units with granite effect work surface above and inset sink unit with mixer tap. Space for fridge. Diplomat four ring electric hob with exterior fan above. Diplomat electric separate grill and oven. Floor to near ceiling unit. Tiled splash backs. Access to loft space. Double glazed window to rear. Tiled floor. Radiator.

Inner Hall

Door to front. Tiled floor.

Wet Room

Shower area, low level WC and hand wash basin with mixer tap and vanity unit below. Double glazed frosted window to rear. Wall mounted heated towel rail.

Boiler Room

Free standing oil fired Worcester boiler. Space for washing machine. Tiled floor.

First Floor Landing

Double glazed window to front. Coved Ceiling.

Bedroom One

Double glazed window to front. Double glazed window to rear. Fitted wardrobes. Access to loft. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to rear. Fitted wardrobes and dressing table. Access to loft. Coved ceiling. Radiator.



Bedroom Three

Double glazed window to front. Fitted wardrobes.
Coved ceiling. Access to loft. Radiator.

Shower Room

Walk in shower, low level WC and small hand wash basin. Part tiled walls. Double glazed frosted window to rear.

Outside

At present the main drive to the house is to the side and front of the property, leading to:

Detached Single Garage

With up and over door to front. Window to side and door to other side.

There is a second gravelled driveway off the lane leading to the house, fields and outbuildings.

Outbuildings

The main outbuilding is a detached stable/workshops with four rooms and a hayloft above. There is a small second brick built detached garden shed.

Garden

With a raised terraced area leading to the lawned garden with well stocked borders and area with a pond.

Grounds

There are two separate fields with their own entrances connected by a gate.

In all the house sits within approximately 3.2 acres.

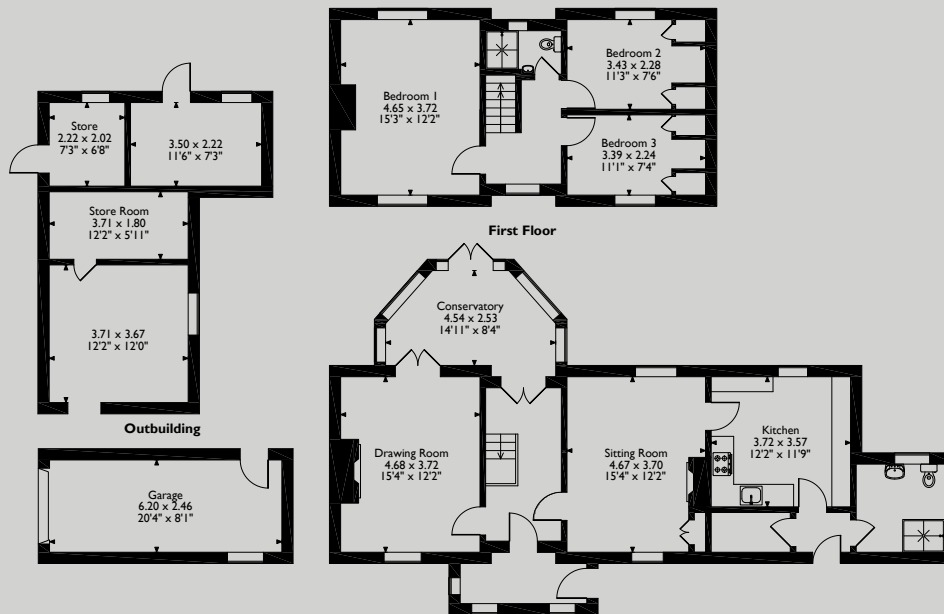
Property Information

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



Floorplans

Approximate Gross Internal Area
Main House = 124 Sq M/1335 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Outbuilding = 34 Sq M/366 Sq Ft
Total = 173 Sq M/1862 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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