



***Clatterwick Farm (House), Clatterwick Lane, Little Leigh,  
Northwich, Cheshire, CW8 4RJ***

***£975,000***

*Being offered for the first time since 1968, Clatterwick Farm presents a rare and exciting opportunity to acquire a substantial detached residence with extensive outbuildings and land, formerly operating as a successful kennels and cattery business.*

*This unique property is perfectly suited to those looking to combine spacious family living with the potential to run a business from home. The accommodation offers generously proportioned rooms throughout, ideal for a growing family, while the extensive grounds provide endless possibilities for a range of lifestyle or commercial ventures, subject to the necessary permissions.*

*Benefitting from versatile outbuildings, stables, paddocks and a field, the property would lend itself to equestrian use, the revival of the kennels and cattery business, or a variety of other home-based enterprises. Clatterwick Farm offers a rare combination of character, space and commercial potential in a truly versatile setting.*

## Accommodation

### *ENTRANCE HALL*

*With doors leading to the lounges, kitchen diner and conservatory. Wall mounted radiator and stairs rise to the first floor.*

### *LOUNGE DINER 24' 11" x 12' 0" (7.61m x 3.66m)*

*With double glazed windows to the front, side and rear elevations, wall mounted radiators.*

### *LOUNGE 12' 0" x 13' 10" (3.67m x 4.23m)*

*With a double glazed window to the front elevation, wall mounted radiator and fire place and surround.*

### *KITCHEN DINER 20' 6" x 12' 0" (6.26m x 3.66m)*

*With double glazed windows to the rear and side elevations and a door leads to the rear. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Space for range cooker, space for washing machine, feature beams, tiled flooring, wall mounted radiator and useful understairs storage.*

### *CONSERVATORY 11' 9" x 13' 4" (3.59m x 4.07m)*

*Built on a dwarf wall with double glazed French doors which lead to the garden.*

### *LANDING*

*Loft access, a double glazed window to the front elevation, wall mounted radiator and doors lead to all rooms.*

### *BEDROOM ONE 10' 0" x 12' 0" (3.07m x 3.66m)*

*With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### *BEDROOM TWO 12' 0" x 11' 7" (3.67m x 3.55m)*

*With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### *BEDROOM THREE 12' 0" x 10' 0" (3.67m x 3.06m)*

*With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### *BEDROOM FOUR 10' 2" x 10' 8" (3.10m x 3.27m)*

*With a double glazed window to the rear elevation, wall mounted radiator and cupboard housing boiler.*

### *FAMILY BATHROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, hand wash basin and vanity unit, paneled bath with centre taps and shower cubicle and shower, wall mounted radiator.*

**EXTERNALLY**

*The outside space and outbuildings make this property ideal for anyone looking to run a business from home, subject to the necessary consents and regulations. The gardens to the front and side are mainly laid to lawn and complemented by well-stocked borders. The outbuildings were formerly used as kennels and a cattery, offering excellent potential for a variety of uses. Additional features include two stables, a large storage shed with fantastic potential as a home office, a coal house, and an external WC. The property also benefits from two paddocks and a field, providing ample outdoor space and versatility.*





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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