



Clutton  
Holywell  
Cottage



# Clutton Holywell Cottage

Welcome to Holywell Cottage, a charming barn conversion presented to an exceptionally high standard and set within half an acre of gardens.

Wind your way down the gravel drive, and this lovely property slowly comes into view, the rich red tones in the brickwork highlighted by the summer sun that sits high in the sky.

Converted from farm buildings in the 1980s, this property has undergone much renovation, improvement and extension over the years to create an impressive home with a layout that flows perfectly and retains the character you would expect from a barn conversion.







## COME ON IN

The front porch opens to welcome you, leading directly into the farmhouse-style kitchen, the heart of the home. With a range of white shaker-style wooden units topped with granite worktops, all sitting comfortably beneath beamed ceilings. The vivid blue Aga sits within a brick surround, gently warming the room. There is an electric oven and hob too so that you don't need to use the Aga to cook if you don't want to. A utility room sits alongside the kitchen with units and plumbing for a washing machine, a door leading out to the garden, and a handy WC.



## LIVING SPACES

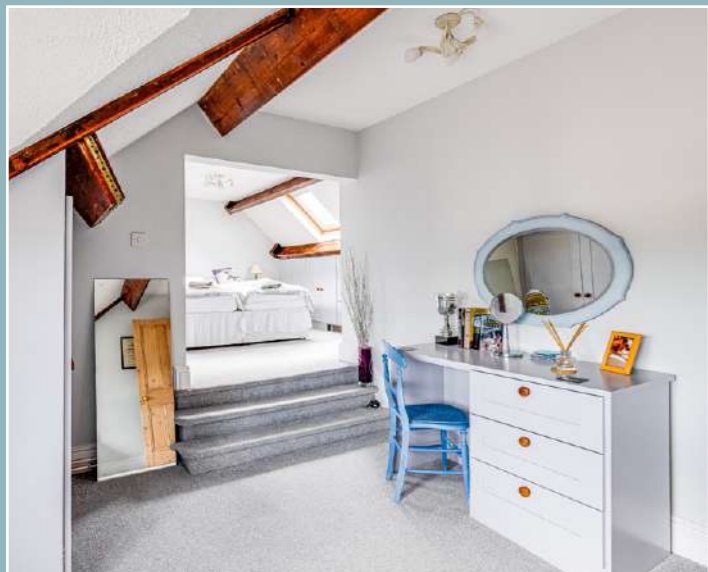
The dining room is a light-filled space with windows on three sides, allowing a different view of the gardens in all directions. Moving back through the kitchen to the ground floor, you will find the living and garden room. A log burner sits perfectly within an exposed brick inglenook fireplace, and the beams cross the ceiling creating a cosy ambience, ready for you to light the fire and snuggle up in front of the TV in the evening.

In contrast, the garden room is a sun-filled space that gives a panoramic view of the garden, enjoying the sunshine from early morning and into the afternoon.



*"The garden room is a great place to sit and read the paper with a cup of tea in the mornings."*





## REST & RELAXATION

The property has five bedrooms in total. On the ground floor are two lovely bedrooms with a private en suite bathroom. The larger of the two has a south-facing door out to the lovely garden, ensuring a sun-filled room with uninterrupted views of the garden.

Three bedrooms can be found on the first floor. A staircase from the kitchen gives access to one-half of the first floor, where you will find 2 double bedrooms tucked into the eaves and a shower room.





## THE MASTER SUITE

The oak staircase in the hallway leads only to the private master bedroom suite. A real solace away from the hustle and bustle of the rest of the home with a large bedroom, dressing room and en suite bathroom. Take in the uninterrupted view of the Cheshire countryside from the comfort of bed in the morning through the door and the south-facing Juliet balcony - perhaps you are even lucky enough to have someone bring you an early morning cup of tea. The en suite is a real show-stopper with a modern free-standing bath and a large walk-in shower. Close the door and relax in this peaceful haven.







## OUTSIDE

Within the half-acre gardens, Holywell Cottage has a lovely lawned area edged by flower beds and hedges and a gravelled path - enjoy a gentle stroll around your garden in the early morning, and perhaps pick some colourful sweet-smelling flowers for inside the home.

The patio spans the rear of the home, giving plenty of seating options meaning that you can move around the garden as the sun moves throughout the day. Enjoy BBQs and family garden parties in this lovely private outdoor space.

There is a substantial parking area with a timber-framed carport and garage and another brick garage attached to the property. There is certainly no shortage of parking and storage.

Approximately 5.77 acres of additional land, split into 4 fields, is available by separate negotiation.





## OUT & ABOUT

A quiet rural setting with no traffic noise except maybe the odd tractor gives the lucky homeowners a peaceful private life.

But family life is often busy, and accessibility is essential. There are excellent schools close by for primary and secondary school ages and a choice of private or state schools depending on your budget.

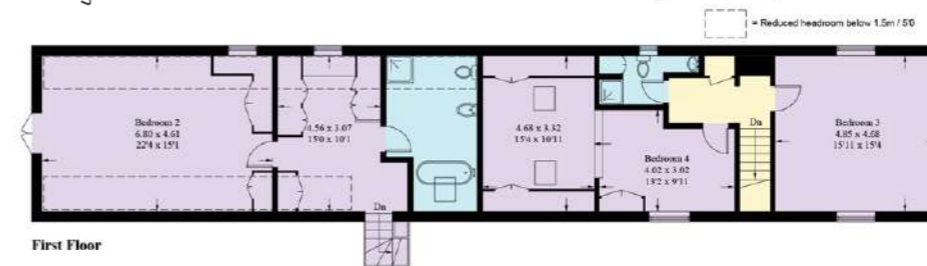
Holywell Cottage is in an enviable location that is both rural and peaceful whilst also being able to get to the A41 easily, which is just a mile away. Chester City is only 10 miles away, and Nantwich and Wrexham mean that days out as a family or commuting to work will be a doddle.

*"The location is great; quiet and peaceful but so easy to get around for work and schools."*



Approximate Gross Internal Area = 287.0 sq m / 3085 sq ft  
 Garage = 15.0 sq m / 160 sq ft  
 Outbuilding = 70.0 sq m / 758 sq ft  
 Total = 372.0 sq m / 4003 sq ft

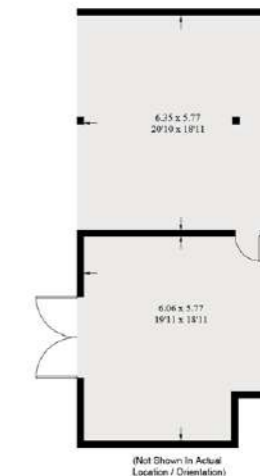
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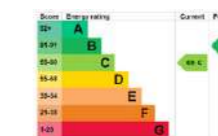
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



### FINER DETAILS

- Freehold
- Council Tax Band G
- Beautiful rural setting
- Far-reaching views
- Attractive detached timber framed garage block
- Excellent accommodation throughout
- Total area: about 0.51 acres.
- Additional land (about 5.77 acres) available by separate negotiation.

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980648)



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WHAT3WORDS: eyebrows.barrel.seats

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