



SMITHY HOUSE, DUDDON ROAD, CLOTTON, CHESHIRE, CW6 0EH



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Smithy House,

Duddon Road, Clotton, CW6 0EH

Located just a few minutes drive from Tarporley village yet set in 2.8 acres - a large detached five bedroom farmhouse with double garage and established gardens - enjoying far reaching views of the surrounding Cheshire countryside

Smithy House is a substantial detached farmhouse of distinction, quality and character. The original part of the farmhouse dates back as far as 250 years ago and many original features have been retained. Through subsequent years, the house has been significantly extended so as to provide spacious and versatile accommodation.

In the last eight years two different owners have enhanced the property considerably with an excellent range of refurbishment and improvements.





The accommodation opens with a heavily wooded dining hall which in turn leads to a particularly spacious Living Room. The living room is flooded with natural light, overlooks the garden and has within it a large wood burning stove. The bespoke kitchen runs open plan into a breakfast area whilst off this room is an attractive snug. The rear hall leads to a cloakroom, utility room and front garden via external hardwood door. The utility room is very spacious and offers access to outside.

At first floor level there is a large master bedroom with fitted wardrobes and luxuriously appointed en suite shower room, whilst there are four further bedrooms and a stylishly refurbished family bathroom.

Viewers will also note the impressive oak framed double glazed windows and hardwood external doors which are throughout the house

Externally, there has been continued and meticulous maintenance of the delightful gardens. The farmhouse has outstanding views over countryside. The front garden/driveway has been beautifully landscaped and designed whilst the formal gardens to the house extend to approximately three quarters of an acre.

The area as a whole extends to circa 2.8 acres. There is also a large detached double garage which is located off the driveway.

The farmhouse is accessed via a delightful courtyard which provides the owners of the farmhouse with the benefit of on-going security and convenience without any intrusion on the excellent privacy levels.



LOCATION

Clotton is an extremely popular village only three minutes drive from Tarporley village centre and 10 - 15 minutes from the thriving city centre of Chester. The location acts as an ideal base from which to access many other commercial centres including Manchester, Liverpool and Warrington. Furthermore it should be noted that both Manchester International Airport and Liverpool John Lennon Airport can be accessed within 40 minutes drive. Crewe railway station (25 minutes drive) offers regular direct services to London.

Despite this centrality for the comprehensive road network system, the area as a whole is also renowned for its beauty and unspoilt countryside that surrounds the village. Significantly the house falls within the catchment area for Duddon Primary School - widely regarded as one of the best state sector primary schools in the locality.

Nearby Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, banks, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors / Dental Surgery and several Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School. Many other outstanding educational establishments in both the state and the private sector are located in the surrounding villages.

Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals, Beeston Market and within only ten minutes drive is the picturesque Delamere Forest.



OPEN FRONTED STORM PORCH

With solid oak door leading to:

ENTRANCE VESTIBULE

6' 11" x 3' 10" (2.11m x 1.17m) Oak front door with glass panel. Quarry tiled floor. Mat well. Double panel radiator. Dado rail. Internal window to the Living Room. Intruder alarm control panel. Coats hanging rail. Pine door through to:

DINING HALL

16' 0" x 13' 10" (4.88m x 4.22m) Turned pine open tread staircase rising to the first floor. Exposed purlins and ceiling beams. Dado rail. Hardwood framed door with large glass panel and matching window opening on to the Patio area and overlooking the rear garden. Double pine doors to the Living Room. Two wall light points. Double panel radiator. Door to Breakfast Kitchen and door to Entrance Vestibule.

LIVING ROOM

23' 6" x 18' 0" (7.16m x 5.49m) Floor to ceiling exposed Cheshire brick chimney breast with beamed mantel housing multi-fuel burning stove. Pine window sills. Hardwood skirting boards. Oak frame double glazed windows overlooking the rear garden and paddock. Two oak framed double glazed windows overlooking the front garden. Internal window to Entrance Vestibule. Double width pine doors to the Dining Hall. Double panel radiator. Two wall light points and television point.





BREAKFAST KITCHEN

21' 9" x 11' 5" (6.63m x 3.48m) A beautiful open plan living space with the Kitchen being superbly fitted in the last two years with a contemporary range of ivory fronted wall and floor cupboards together with sliding doors and solid granite preparation surfaces throughout. Integrated AEG double oven and grill. Integrated AEG dishwasher. Integrated AEG four ring ceramic hob with multi-speed extractor hood over. Three deep pan storage drawers. Integrated refrigerator. Granite upstands to all preparation surfaces. Tiled surround to all preparation surfaces. 1.5-Bowl stainless steel sink with mixer tap set beneath solid granite sill and oak framed double glazed window overlooking the front garden. Ceramic tiled floor. Halogen spotlights. Door to Rear Hall. Door to the Dining Hall. Framed opening to Snug/Family Room. Exposed Cheshire brick walling. Exposed roof purlins. Single panel radiator. Large box bay oak framed window overlooking the gardens. Telephone point. Built in low level storage cupboard.





SNUG

11' 7" x 10' 9" (3.53m x 3.28m) Exposed roof purlins. Oak framed double glazed window overlooking the garden. Double panel radiator. Television and telephone points. Exposed Cheshire brick chimney breast housing open grate set on tiled hearth. Wall light point. Fitted book shelving. Internal window to the rear Hall. Step up and framed opening through to the Breakfast Kitchen.

REAR HALL

14' 7" x 4' 7" (4.44m x 1.4m) Quarry tiled floor. Double panel radiator. Internal window to the Snug/Family Room. Triple width oak framed double glazed window overlooking the front garden. Oak door with glass panel to the outside. Door to Cloakroom. Door to Utility Room.

CLOAKROOM

4' 5" x 4' 1" (1.35m x 1.24m) Fitted with a white suite comprising a low level WC with concealed cistern and push button flush in addition to inset wash hand basin and two vanity units with low level storage. Oak framed obscure glass front aspect window. Half tiled walls. Quarry tiled floor. Ladder style heated towel rail. Pine door to the Rear Hall.

UTILITY ROOM

12' 3" x 9' 4" (3.73m x 2.84m) A particularly spacious area with solid oak stable door leading to the outside and pine door leading to the Rear Hall. Fitted in last two years with a range of white wall and floor cupboards, together with rolled edged wood block effect preparation surfaces. Belfast sink set on brick pillar supports. Quarry tiled floor and window sills. Worcester boiler. High level fuse box. Space for fridge/freezer. Coats hanging rail.

HALF LANDING

Large oak framed box bay window overlooking the garden. Stripped and varnished wooden window sill.



FIRST FLOOR LANDING

Double panel radiator. Three wall light points. Oak framed double glazed window overlooking the front garden. Pine doors to Master Bedroom and Bedrooms 2, 3, 4 and 5, Family Bathroom and Airing Cupboard. Aspect over half landing window. Access to Loft.

AIRING CUPBOARD

7' 1" x 3' 10" (2.16m x 1.17m) Combi boiler. Fitted shelving. Power and light connections. Exposed roof purlins.

MASTER SUITE

ENTRANCE AREA

7' 8" x 3' 3" (2.34m x 0.99m) Wall light point. Exposed roof purlins. Pine door to Landing. Pine door to En Suite Shower Room. Framed opening to:

BEDROOM

16' 3" x 15' 5" (4.95m x 4.7m) Floor to ceiling, triple width, fitted wardrobes providing hanging and storage space. Three double panel radiators. Front aspect oak framed double glazed window overlooking open countryside. Two double width oak framed double glazed

windows overlooking the rear garden, paddock and enjoying far reaching views. Framed opening to Entrance Area.

EN-SUITE SHOWER ROOM

8' 0" x 7' 7" (2.44m x 2.31m) White Heritage suite comprising low level WC., bidet with mixer tap and double width vanity unit with "his" and "hers" Heritage wash hand basins with mixer taps. Fully tiled shower enclosure with glass doors and power shower unit. Fully tiled walls. Travertine tiled floor. Exposed roof purlins. Recessed halogen spotlights. Full height heated chrome ladder style towel rail. Oak framed double glazed window overlooking the gardens and enjoying far reaching views.

BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.45m) Side aspect oak framed double glazed window overlooking open countryside. Double panel radiator. Exposed roof purlin.

BEDROOM THREE

15' 0" x 8' 7" (4.57m x 2.62m) Triple width oak framed double glazed window overlooking the garden, paddock and open countryside beyond. Double panel radiator. Wall light point. Exposed roof purlin.



BEDROOM FOUR

11' 10" x 10' 7" (3.61m x 3.23m) Oak framed window overlooking the patio area and garden. Front aspect oak framed double glazed window. Two exposed roof purlins. Fitted shelving. Telephone point.

BEDROOM FIVE

11' 4" x 8' 8" (3.45m x 2.64m) Oak framed double glazed window overlooking the garden. Single panel radiator. Exposed roof purlin.

FAMILY BATHROOM

11' 6" x 6' 6" (3.51m x 1.98m) Heritage suite of low level WC., pedestal wash hand basin with chrome mixer tap. Panelled bath with period style mixer tap and shower attachment and fully tiled shower enclosure with glass doors housing power shower unit. Fully tiled walls. Travertine tiled floor. Full height ladder style chrome towel rail. Halogen spotlights. Extractor fan/halogen fan over shower. Oak framed double glazed window overlooking the garden. Step up and door to the Landing.

DETACHED DOUBLE GARAGE

24' 5" x 20' 2" (7.44m x 6.15m) Access to extensive eaves storage/loft space. Power and light connections. Triple width window to the rear. Twin up and over doors.

EXTERIOR

Smithy house is approached by a communal secure gated entrance system. A communal area of gravel leads to the private Indian stone driveway for Smithy House. The front garden to Smithy House has been beautifully landscaped with a raised sandstone base chipped bed containing an abundance of shrubs and a beautifully tended lawn with an Indian stone path interspersed. Two external doors lead to the house. The Indian stone driveway provides ample space for parking and turning several vehicles and also direct access to the Cheshire brick detached Double Garage.

The gardens and grounds to Smithy House are a particular feature of the property being of an excellent size, enjoying superb levels of seclusion and privacy and being beautifully matured and stocked with an abundance of flowering plants, herbaceous borders, shrubs and trees. The formal garden comprises two areas of well tended lawn. There is a large area of Yorkstone Patio providing ample space for outdoor furniture in addition to a further area of raised Patio.



The Paddock is accessed from a gate in the garden of Smithy House. Of significant interest for those with equestrian interests is the separate road fronting gate that allows independent access to the paddock via the garden.

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THE PADDOCK

The Paddock is approximately 2½ Acres and has access from a gate in the garden of Smithy House and also of significant interest is that there is separate road frontage allowing access to the Paddock for those with equestrian interests. There is a large area of Yorkstone Patio providing ample space for outdoor furniture in addition to a further area of raised patio.

In total the gardens and grounds and delightful views provide a perfect back drop for this most attractive country house.

SERVICES

We understand the property has the benefit of mains water and electricity. Gas fired central heating. Septic tank drainage (communal). There is a communal maintenance charge of circa £400 per annum full details will be part of the sale contract.

TENURE

We understand the property to be Freehold.

VIEWING

Viewing by appointment with the Agents Tarporley office



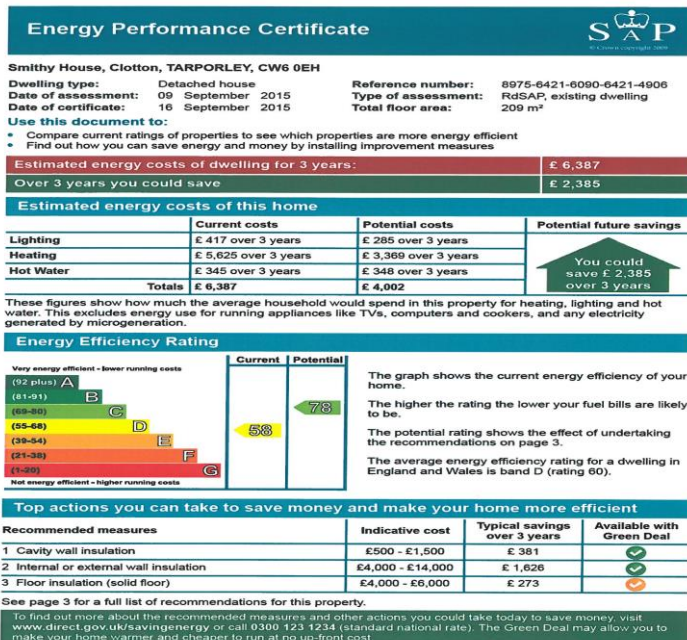
ROUTE

From our office in the centre of Tarporley, leave the village in the direction of Chester and at the first sign at the roundabout take the second exit onto the A51. Proceed through the village of Clotton and having passed a kitchen showroom on the left hand side, the gated approach to Smithy House via Smithy Court will be found on the right hand side shortly afterwards. Having passed through the security gate bear immediately right, whereupon the farmhouse will be straight in front of you.





Total area: approx. 236.7 sq. metres (2547.9 sq. feet)
To scale only, not to size
Plan produced using PlanUp.
Smithy House, Tarporley Road, Clotton



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