



CLAIM FARMHOUSE, MANLEY ROAD, KINGSWOOD, FRODSHAM, WA6 6HT



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

Claim Farm House, Manley Road, Manley, WA6 6HT

A beautifully restored four / five bedroom country residence positioned in a wonderful location with outstanding views approached via a tree lined private driveway where the quality and individuality of Claim Farmhouse is immediately apparent.

(Extra land may be available via separate negotiation)

A beautifully restored four bedroom country residence positioned in a wonderful location with outstanding views approached via a tree lined private driveway where the quality and individuality of Claim Farm House is immediately apparent. Externally the property benefits from a range of assets including a secure paddock, a grass court fenced tennis court and well presented formal gardens. The established and mature location offers high level of seclusion and privacy and the property is ideally suited for those who enjoy the outdoor lifestyle.





Internally the property has been restored and maintained to a high standard with many of the original features being utilised to provide a sympathetic cohesion of period features and contemporary modern fixtures and fittings. The ground floor benefits from large high ceiling rooms which are light and airy with the reception hall running through the core of the property offering access to the living room, dining room and drawing room.

The drawing room connects to the garden room which enjoys both views over the garden and the adjoining land to the front of the property. The kitchen is to the rear of the property and again has a wonderful farmhouse feel with a high quality contemporary finish. Also on the ground floor is a study and utility.

There is a cellar which has previously been utilised as a home gym and has been entirely tanked in order to provide a dry useable space.

At the first floor level the landing is a feature in itself providing access to the four bedrooms, dressing room and family bathroom. The master bedroom is of a good size with a beautiful en suite bathroom.

LOCATION

Kingswood is only a short drive away from Frodsham which is a much sought after market town, well supplied with a wide variety of shops, restaurants, a post office, doctors and dentists surgeries and excellent schools such as Helsby High School. There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away.

Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.



PORCH

6' 4" x 4' 3" (1.93m x 1.3m) Front aspect timber framed glass panelled door. Front aspect windows. Quarry tiled floor. Wall mounted light fitting. Internal timber door to reception hall.

RECEPTION HALL

23' 8" x 5' 10" (7.21m x 1.78m) Front aspect timber framed glass panelled door with window above. Coved ceiling. Wood block flooring. Door to living room. Door to drawing room. Door to rear hall and stairs rising to first floor. Ceiling mounted light fitting. Double panel radiator.

LIVING ROOM

15' 9" x 15' 9" (4.8m x 4.8m) Front aspect timber framed sash style windows with fantastic views over adjoining countryside. Ceiling mounted light fitting. Coved ceiling. Two radiators. Feature fireplace with stone hearth, mantle, surround and open grate. Framed opening to dining room.

DINING ROOM

15' 0" x 10' 9" (4.57m x 3.28m) Side aspect timber framed sash style window. Single radiator. Ceiling mounted light fitting. Coved ceiling. Framed opening to living room. Door to rear hall.





DRAWING ROOM

15' 10" x 15' 8" (4.83m x 4.78m) Front aspect timber framed sash style window. Two radiators. Ceiling mounted light fitting. Coved ceiling. Picture rail. Feature fireplace with stone hearth, surround and mantle with space for wood burning stove. Two sets of double glass panelled doors opening into the garden room. Door to kitchen.

GARDEN ROOM

18' 4" x 15' 10" (5.59m x 4.83m) Timber framed double glazed windows to both side aspects and rear with sliding doors opening onto patio. Two radiators. Ceiling mounted fan. Timber floor. Side aspect double doors.

REAR HALL

5' 10" x 3' 6" (1.78m x 1.07m) Timber floor. Door to entrance hall. Door to dining room. Door to rear entrance hall. Door to kitchen. Door to cellar.





KITCHEN

15' 11" x 15' 10" (4.85m x 4.83m) Rear aspect timber framed window. Fitted with a range of floor mounted kitchen units with granite preparation surface. Tall fitted kitchen units with ample storage. Stainless steel sink with mixer tap. Central island with cupboard storage. A four oven Aga with dual hotplates and halogen lighting over. Recessed halogen spotlights. Ceiling mounted light fitting. Space for dishwasher. Space for fridge freezer. Quarry tiled floor

REAR ENTRANCE HALL

14' 0" x 9' 0" (4.27m x 2.74m) Rear aspect timber framed window. Rear aspect timber door with glass panels. Timber floor. Recessed halogen spotlights. Door to rear hall. Single panel radiator. Door to study.

STUDY

13' 10" x 10' 8" (4.22m x 3.25m) Side aspect timber framed sash style window. Recessed halogen spotlights. Door to rear entrance hall. Door to utility room. Double panel radiator.





UTILITY ROOM

10' 2" x 10' 0" (3.1m x 3.05m) Side aspect timber framed window. Fitted with a range of floor mounted kitchen unit with a rolled top preparation surface. Space for washer. Space for dryer. Additional work surface space. Double panel radiator. Fitted shelving. Exposed ceiling timbers. Ceiling mounted light fitting. One and half bowl ceramic sink with drainer unit and mixer tap. Rear aspect timber framed door. Door to the cloakroom and door to boiler room. Fully tiled floor.

BOILER ROOM

4' 10" x 3' 2" (1.47m x 0.97m) Worcester boiler. Additional storage space.

CLOAKROOM

10' 0" x 3' 1" (3.05m x 0.94m) Low level WC with handle flush. Rear aspect timber framed obscured glass window. Pedestal wash hand basin with chrome taps. Partially tiled walls. Ceiling mounted light fitting. Tiled floor. Double panel radiator.

CELLAR

22' 4" x 10' 7" (6.81m x 3.23m) Maximum measurements. Recessed halogen spotlights. Large amount of versatile space. Power and light.





FIRST FLOOR

LANDING

27' 3" x 5' 9" (8.31m x 1.75m) Maximum measurement. Two ceiling mounted light fitting. Front aspect timber framed sash style window. Single radiator. Door to master bedroom, four further bedrooms, family bathroom and dressing room. Coved ceiling.

MASTER BEDROOM

15' 10" x 15' 8" (4.83m x 4.78m) Front aspect timber framed sash style window. Single radiator. Recessed halogen spotlights. Door to landing. Door to en suite.

EN SUITE BATHROOM

10' 11" x 7' 8" (3.33m x 2.34m) Partially tiled walls. Fully tiled floor. Recessed halogen spotlights. Low level WC with push button flush. Vanity unit with sink and mixer tap. Ladder style radiator. Side aspect timber framed sash style window. Fully tiled shower enclosure with extractor fan with contemporary curved screen.

BEDROOM TWO

15' 10" x 15' 8" (4.83m x 4.78m) Side aspect timber framed sash style window with fantastic views over open countryside. Single radiator. Four wall mounted light fittings. Fireplace.

BEDROOM THREE

15' 11" x 15' 11" (4.85m x 4.85m) Rear aspect timber framed sash window. Single radiator. Four wall mounted light fittings. Fireplace.

DRESSING ROOM

10' 10" x 6' 9" (3.3m x 2.06m) Two ceiling mounted light fittings. Hanging rails and shelving.

BEDROOM FOUR

13' 11" x 11' 3" (4.24m x 3.43m) Side aspect timber framed sash window. Double panel radiator. Recessed halogen spotlights.



FAMILY BATHROOM

10' 7" x 9' 0" (3.23m x 2.74m) Timber floor. Feature radiator. Two side aspect timber framed sash windows with obscured glass panels. Fully tiled shower enclosure. Recessed halogen spotlights. Claw foot bath with mixer tap and shower fitting. Low level WC. Pedestal wash hand basin with mixer tap.

EXTERNAL

The property is accessed via a private gravelled tree lined driveway with a turning circle to the front section of the house. The driveway curves round to the rear of the property providing parking for up to five vehicles. The maturity of the plot cannot be overstated with high levels of privacy and seclusion provided by both the fantastic location and the well planted trees and hedges. To the side there is a large area of lawn with boundaries being defined by attractive sandstone wall with further mature trees and hedges. Accessway to the grass tennis court. To the other side of the property is a further more formal area of garden.

This slightly sloping garden is very versatile for family use with some formal areas ideally located and positioned to enjoy the rest of the garden and views. There are further outbuildings providing garden storage.

The location of the property cannot be overstated and very rarely for such a high quality property becomes available with fantastic grounds and gardens compiling a substantial family house with wonderful far reaching views over open countryside.

GARAGE

20' 2" x 9' 5" (6.15m x 2.87m) Front aspect sliding door. Side aspect timber framed window. Power and light.

SERVICES

We understand that mains water, septic tank drainage, electricity are connected

VIEWING

Viewing by appointment with the Agents Tarporley office

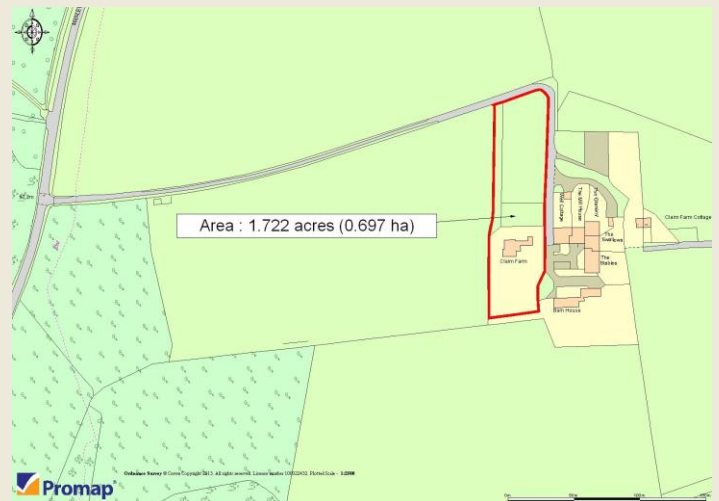


TENURE

We believe the property is freehold tenure.

ROUTE

Take a right turn out of Tarporley and at the roundabout take the second exit onto the A51 Chester. Proceed for several miles through the village of Clotton and Duddon and having passed Okells garden centre continue to the roundabout and take the second exit. Proceed straight on before taking a left turn signposted Mouldsworth and Ashton. Proceed through Ashton Heyes passing the Golden Lion Pub on the right hand side and proceed through the village you will then enter Mouldsworth and pass the Goshawk Pub on the left hand side. Continue until turning left on to Manley Road passing through Simmondshill Wood turning right onto a continuation of Manley Road. The next private road on the right hand side leads to the property where the only right hand turn culminates in the private driveway to the house.





Energy Performance Certificate



Claim Farm House, Manley Road, Kingswood, FRODSHAM, WA6 6HT

Dwelling type: Detached house Reference number: 0917-2830-7183-9027-3441
 Date of assessment: 20 August 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 August 2013 Total floor area: 296 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 10,683
Over 3 years you could save	£ 4,749

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 576 over 3 years	£ 312 over 3 years	
Heating	£ 9,486 over 3 years	£ 5,034 over 3 years	
Hot Water	£ 621 over 3 years	£ 588 over 3 years	
Totals	£ 10,683	£ 5,934	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

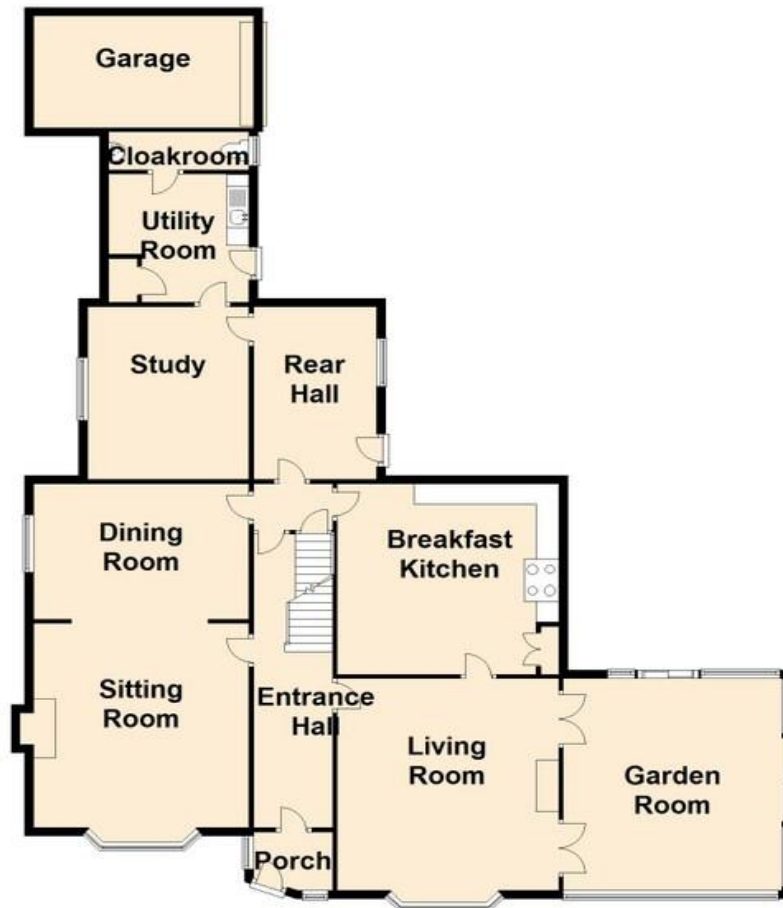
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 345	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 3,327	✓
3 Floor insulation	£800 - £1,200	£ 584	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Ground Floor

Approx. 190.8 sq. metres (2053.3 sq. feet)



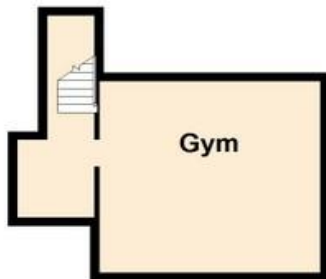
First Floor

Approx. 130.8 sq. metres (1407.8 sq. feet)



Cellar

Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 351.7 sq. metres (3785.4 sq. feet)

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