



SUNNYBANK, CLOTTON, TARPORLEY, CW6 0EG



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

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Located just three miles from Tarporley High Street and enjoying spectacular views of countryside to front and rear - a comprehensively refurbished detached period house with the benefit of landscaped gardens and a terrific two storey detached outbuilding with planning permission for ancillary use

This distinctive, striking and individual residence dates originally from 1893. Throughout its existence it has always enjoyed wonderful views to both front and rear and in the last three and half years has been comprehensively refurbished. In addition to the house itself there are also attractive landscaped gardens and a fabulous two storey detached outbuilding to the rear that is known as The Coach House. Planning permission exists to extend the house at ground floor level and to convert the outbuilding to ancillary cottage.





The refurbishment of the house has taken place with considerable care and sensitivity. The works carried out include a complete re-wire and total internal refurbishment. There is a fantastic blend of original period features with sensitive modern twists and the layout is most conducive to modern day family life.

At ground floor level the accommodation opens with an entrance porch that leads to the entrance hall. The hall has a delightful staircase and original Minton tiled flooring. The two reception rooms each have a lovely bay window and period fireplaces. The living room is a particularly impressive proportion extending to 27ft in length. Accessed from the rear hall is a fabulous contemporary kitchen. The kitchen was put together with tremendous thought and care, has white granite preparation surfaces and aspects over the rear garden. It was fitted with an uncompromising commitment to quality. It should also be noted that there is a very useful cellar that can be accessed via steps from the ground floor.

At first floor level there are three large double bedrooms, each with period features and lovely rural views. Bedroom four is a smaller single bedroom/study with lovely views to the front. The family bathroom is particularly impressive being of generous proportion and having a period style roll top bath as its focal point.

Externally to the front there is ample off road parking and turning space. The rear garden has been landscaped and comprises Indian stone patio and a lovely area of lawn. The Coach House is located towards the rear of the boundary. Externally there is also a useful laundry/utility room.



The two storey outbuilding known as The Coach House can be utilised in a number of different ways. In its present format it provides very useful and extensive storage space. If the planning permission was implemented a high quality and spacious ancillary cottage could be created providing a minimum of two bedrooms. When complete the cottage would be the ideal subject for regular family visitors, dependent relatives or for those with children returning from university. In addition other alternative uses potentially include games room, art studio or home office.



A viewing is essential to appreciate the many features of merit to this splendid individual property.



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.



ENTRANCE PORCH

6' 0" x 3' 3" (1.83m x 0.99m) With front entrance door leading to the entrance hall.

ENTRANCE HALL

15' 8" x 5' 11" (4.78m x 1.8m) Staircase with spindled balustrade rising to the first floor. Double panel radiator. Original Minton tiled flooring. Coved ceiling. Ceiling rose. Doors to library/study, living room and rear hall.

LIVING ROOM

27' 0" x 12' 0" (8.23m x 3.66m) A superb sized reception room having as its primary focal point a delightful fireplace with tiled insert and open grate. Front aspect bay window. Double panel radiator. Stripped and varnished wooden flooring. Further period style radiator. Television point. Triple width rear aspect window overlooking garden and detached outbuilding. Picture rail. Coved ceiling. Two ceiling roses. Doors to entrance hall and the rear hall.

LIBRARY/STUDY

14' 7" x 12' 0" (4.44m x 3.66m) Stripped and varnished wooden flooring. Original fireplace with decorative tiled insert and open grate. Double panel radiator. Front aspect bay window. Coved ceiling. Recessed ceiling spotlights. Ceiling rose and original wooden door leading through to the entrance hall.

REAR HALL

5' 11" x 4' 8" (1.8m x 1.42m) Parquet flooring. Door leading to the rear garden. Part glazed door leading to the kitchen. Door to the cellar. Door to entrance hall and door to the living room.



KITCHEN

19' 9" x 9' 9" (6.02m x 2.97m) L-shaped room with measurements taken at maximum point. The kitchen has been radically transformed in recent times so as to comprise an outstanding range of contemporary wall and floor cupboards together with deep sliding drawers and an impressive range of appliances including double oven, microwave, four ring hob with multispeed extractor hood over. Integrated refrigerator. Bespoke wooden display niches. Ample space for table and chairs. Parquet flooring. Recessed ceiling spotlights. White granite preparation surfaces with matching upstands throughout. Side and rear aspect windows. Two double panel radiators. Belfast sink with mixer and power tap over. Part glazed door leading out to the rear hall.

CELLAR

11' 8" x 11' 5" (3.56m x 3.48m) Central heating boiler. Hot water cylinder. Power and light connection. Front aspect window.





FIRST FLOOR

LANDING

16' 10" x 5' 11" (5.13m x 1.8m) Period style radiator. Staircase with spindled balustrade leading down to the entrance hall. Rear aspect window. Doors to four bedrooms and family bathroom.

BEDROOM ONE

17' 9" x 12' 2" (5.41m x 3.71m) Front aspect bay window with fantastic views of open countryside. Stripped and varnished wooden flooring. Cast iron fireplace. Period style radiator. Picture rail and door to the landing.

BEDROOM TWO

14' 7" x 12' 1" (4.44m x 3.68m) Bay window enjoying fantastic views of countryside. Decorative cast iron fireplace. Stripped and varnished wooden flooring. Period style radiator. Picture rail. Door to the landing.

BEDROOM THREE

12' 1" x 12' 0" (3.68m x 3.66m) Picture rail. Stripped and varnished wooden flooring. Period style radiator. Rear aspect window enjoying excellent views of rear garden and countryside beyond. Door to the landing.

BEDROOM FOUR/STUDY

7' 3" x 5' 10" (2.21m x 1.78m) A smaller single bedroom/study with front aspect window enjoying views over countryside, period style radiator and part glazed door leading to the landing.

FAMILY BATHROOM

12' 1" x 8' 10" (3.68m x 2.69m) Fitted with a suite comprising low level WC, period style roll top bath, pedestal wash hand basin and fully tiled shower enclosure with soaker head unit. Stripped and varnished wooden flooring. Two wall light points. Extractor fan. Access to loft space. Door leading to the landing.



EXTERNAL

To the front of the property there is an initial cobbled set area that leads to double width timber gates that in turn secure a large gravelled driveway providing off road parking and turning space for multiple vehicles. To the front of the property there is also attractive recently installed fencing, mature hedging and a lovely area of lawn.

The rear garden has been radically transformed by the present owners so as to provide a well planned and beautifully cultivated environment. The garden comprises a large expanse of Indian stone patio, an attractive well tended area of lawn and the boundaries are a combination of fencing and lovely brick walling. A gate leads to a small area to the rear which is used for general external storage. Within the rear garden is the high quality two storey detached outbuilding.

DETACHED TWO STOREY OUTBUILDING – THE COACH HOUSE

15' 0" x 12' 6" (4.57m x 3.81m)

STORE ROOM

8' 6" x 8' 4" (2.59m x 2.54m)

OLD STABLE

15' 4" x 8' 7" (4.67m x 2.62m)

OLD BOILER ROOM

9' 1" x 8' 0" (2.77m x 2.44m)

THE WORKSHOP

21' 9" x 15' 0" (6.63m x 4.57m)

THE LAUNDRY ROOM

8' 1" x 7' 11" (2.46m x 2.41m) The laundry room is located at the rear of the house, accessible only from the outside and is not part of the two storey outbuilding known as The Coach House. Floor level cupboards. Wash hand basin. Space for white goods. Low level WC. Recessed ceiling spotlights. Eaves space. Extractor fan. Fully tiled floor. Door leading to the outside.



SERVICES

We understand that mains water, electricity, gas and private drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

ROUTE

From our office in the centre of Tarporley take a right turn in the direction of Chester. Upon reaching a roundabout take the second exit onto the A51 Chester. Proceed along and the subject property will be found on the right hand side clearly identified by a Wright Marshall for sale board.





Energy Performance Certificate

Sunnybank, Clotton, TARPORLEY, CW6 0EG

Dwelling type: Detached house

Date of assessment: 12 April 2017

Date of certificate: 19 April 2017

Reference number: 0805-2822-7347-9993-7161

Type of assessment: RdSAP, existing dwelling

Total floor area: 142 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:

Over 3 years you could save

£ 5,910

£ 2,562

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 237 over 3 years	
Heating	£ 5,070 over 3 years	£ 2,844 over 3 years	
Hot Water	£ 504 over 3 years	£ 267 over 3 years	
Totals	£ 5,910	£ 3,348	You could save £ 2,562 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(82 plus) A

(81-81) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

46

76

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Internal or external wall insulation	£4,000 - £14,000	£ 2,097	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189	
3 Low energy lighting for all fixed outlets	£40	£ 84	

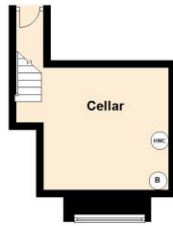
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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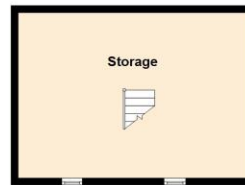
Cellar

Approx. 16.0 sq. metres (171.9 sq. feet)



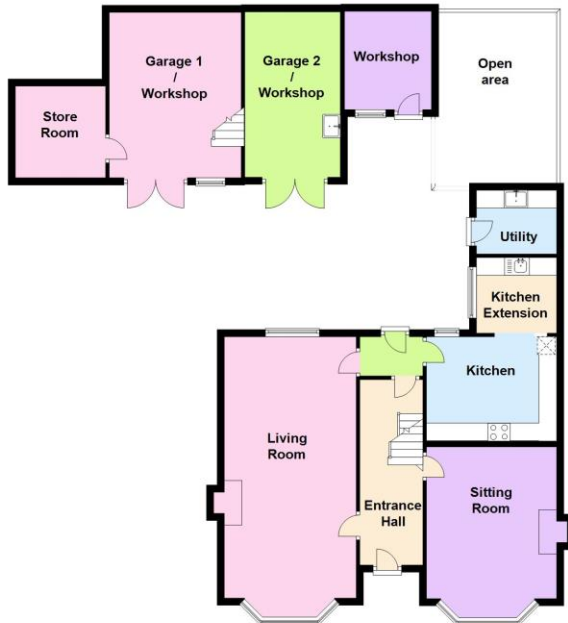
First Floor

Approx. 98.4 sq. metres (1058.7 sq. feet)



Ground Floor

Approx. 121.2 sq. metres (1304.3 sq. feet)



Total area: approx. 235.5 sq. metres (2534.9 sq. feet)

To scale only, not to size
Plan produced using PlanUp.



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