



STRETTON LOWER HALL, STRETTON, TILSTON, CHESHIRE, SY14 7HS



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

Stretton Lower Hall, Stretton

Tilston, Malpas, SY14 7HS

A rare opportunity to acquire one of South Cheshire's finest period properties. Stretton Lower Hall is a Grade II listed building which can trace its history back to the time of the Restoration and the return of the monarchy under Charles II. In his architectural guides, historian Nikolaus Pevsner has the Hall dated 1660.

The Hall is rich in period features with two stand-out Dutch gables to the front elevation. It provides excellent family accommodation on three floors and has an adjoining 3 bedroomed cottage with independent access plus a residential barn conversion with a one bedroom open plan apartment. The property also has a spacious garage, log store and workshop.

The Hall's gardens and grounds include a 2 acre paddock, an orchard, a kitchen garden with mature box hedging and a set of former piggeries which could be developed to provide ancillary accommodation (subject to the relevant approvals). The total area extends to 2.82 acres.



Top floor bedroom/sitting room



LOCATION

Stretton Lower Hall is in the South Cheshire hamlet of Stretton, 2 miles from Tilston and 4 miles from the larger village of Malpas. Stretton Water Mill is a short walk away down Mill Lane. The roadside Lilly pond, which is within the ownership of the Hall, is a well known landmark. Carden Park Hotel and Golf Resort is a short distance away. Barton village, home to the Cock O'Barton pub and restaurant is about 500 yards to the North, Chester is a 15 minute drive up the A41.

The property is entered through black wrought iron gates which lead to a large courtyard. To the South of the Hall there is a lawned garden with mature borders to either side and a terrace with a wrought iron pergola supporting a long established grapevine.

STRETTON LOWER HALL

On the ground floor of the Hall there is a drawing room with an open fireplace, a sitting room with an Esse Dragon wood burner, a dining room and a kitchen with an oil fired Aga. There is also a utility room, separate W.C., rear hall and boot room, and a large cellar.

On the first floor there are four bedrooms, one en-suite and one with a four poster bed and open fireplace. There is also a family bathroom and separate WC.

On the second floor there are 3 further bedrooms, including the Master Bedroom and a bathroom with WC. In the past few

years, this floor has been laid out as a self-contained flat, comprising a kitchen/breakfast room, large sitting room, bedroom and bathroom, with the secondary staircase providing independent access.

Commercial opportunity:

The Hall offers excellent potential as a Bed and Breakfast destination given its numerous strong points: flexibility of its internal layout, large courtyard providing ample off-road parking for guests and its prime location; the Barn apartment could also be used for private dining.

THE COTTAGE

The Cottage was built onto the main Hall in the mid 19th Century and provides self-contained accommodation. It has 3 bedrooms, sitting room, dining room with a polished oak floor, bathroom, kitchen and pantry. In the early 1900s, the sitting room in the cottage served as the kitchen for the main Hall; this modified layout could be considered again.

THE BARN

This 2 storey barn was built in about 1850. There is an open plan, one bedroom apartment on the first floor. The ground floor is used for storage but has the potential to be renovated to provide additional accommodation, or for other commercial uses, subject to planning.



Drawing Room



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 3



Bedroom 5



Family Bathroom



The Barn



Barn apartment



The cottage sitting room



The cottage dining room



LISTED BUILDING

A Grade II listed building Source ID 1229207 - House late C17, brown brick with grey slate roof. Symmetrical front of 3 storeys and 2 windows, shaped gables to front, other gables coped in stone. Dentil bands of brick at first and second floors the latter drops slightly left of doorway. Replaced part-glazed door recessed in replaced timber case. Mullions removed and replaced by 6 pane wood casements, probably late C19. Large projecting chimneys of brick on end gables, that to right with 4 flues, that to left with 3.

Interior: Cellar of coursed sandstone has mullioned window (now below ground) facing rear. Ceiling beams and door cases chamfered, with carved pineapple stops. Doors of 3 broad oak boards, some with the central board recessed and moulded, and in one door panelled. Open fireplaces in right front parlour and in bedroom above have slightly arched oak hood beams.



This black and white photograph shows the Hall as it was in about 1895.

Stretton Lower Hall, SY14

Approx. Total Internal Area 8091 Sq Ft - 751.68 Sq M
(Including Out Building)

Approx. Gross Internal Area Of Out Building 2925 Sq Ft - 271.74 Sq M



This floorplan is for identification purposes only and is not intended to form part of any offer or contract.
All measurements are approximate and should not be relied upon for fixtures or furnishings.
measured according to RICS guidelines. Produced by www.propertyshots.co.uk

TENURE

The property is offered freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the Agent's Chester office.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sales particulars.

LOCAL AUTHORITY

Cheshire West and Chester Council.

SERVICES

Mains electricity and water, private drainage. LPG - fired central heating oil-fired Aga.

VIEWINGS

By arrangement with the Chester Office 01244 317833.

MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861, Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation.



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