



HOOFIELD HALL
CLOTTON HOOFIELD, NR. TARPORLEY

JACKSON-STOPS 

HOOFIELD HALL CLOTTON HOOFIELD, NR. TARPORLEY

APPROXIMATE GROSS INTERNAL AREA: 5647 SQ FT / 524.62 SQ M

A STUNNING FORMER FARMHOUSE,
COMPREHENSIVELY RESTORED THROUGHOUT,
WITH LAND AND FAR REACHING VIEWS
ACROSS OPEN COUNTRYSIDE, OCCUPYING
A PEACEFUL LOCATION BETWEEN CHESTER
AND TARPORLEY



ACCOMMODATION

- Entrance Hall
- Sitting Room
- Lounge
- Dining Room
- Snug
- Superbly fitted Kitchen with sitting area
- Utility with separate W.C.
- Master suite with Dressing and Shower Rooms
- 2 Further Bedroom suites each with Shower Rooms (one also with Dressing Room)
- 2 Further Bedrooms, one with separate Sitting room/Bedroom 6
- Family bathroom

OUTSIDE

- Extensive Parking
- Large Double Garage with first floor Games Room/Storage
- Double Carport
- Landscaped Gardens with Patio, Pergola and Summerhouse
- Paddock
- Extending to approximately 2.2 acres as per the land coloured pink on the attached plan.
- Available by separate negotiation either in whole or part, approximately 16 acres of adjoining pasture, as coloured blue.





DESCRIPTION

Hoofield Hall is an impressive former farmhouse Listed Grade II for its special architectural and historic importance. Dating from the late 17th Century and extended in 1870 for John Tollemache as part of the Peckforton Estate, the property is constructed predominantly of a mellow brick in Flemish bond beneath a tiled roof with substantial high decorative chimney stacks. A fine example of Victorian architecture, the house has a particularly attractive, symmetrical front façade with twin gables supporting black and white painted part timbered upper elevations with finials either side of a central porch.

Formerly a working farm with traditional and modern buildings to support a large holding, Hoofield Hall subsequently became part of the Leverhulme Estate which sold the property to the present owners in 2013, since which time the traditional farm buildings have been converted into high quality independent dwellings. During the following two years

or so the house and grounds were subject to a comprehensive scheme of renovation and remodelling to provide a wonderful home finished to a very high standard conducive to modern family living, but which has retained tremendous character throughout in keeping with the nature of the original farmhouse, including the hexagonal leaded windows, period fireplaces and doors and exposed timbers.

The renovation works were extensive including re-wire and re-plumb, new roof and rebuilt chimneys, new drainage, creation of the superb dining room with full height oak frame elevation, high levels of insulation throughout and underfloor heating at the rear of the house, refurbishment of fireplaces and flues, and comprehensive cosmetic overhaul including high quality kitchen and bathroom fitments. The accommodation is now superbly proportioned and well laid out for family living, arranged predominantly over two floors together with two

second floor bedrooms and a useful cellar. There is also plenty of fully boarded loft storage, some of which lends itself to conversion to further living space if necessary for which Listed Building Consent was given.

The grounds have been sensitively landscaped together with excellent new garaging, which has been designed and constructed to residential standard ready for conversion to ancillary accommodation if required. The agricultural land immediately adjoins the gardens and can also be accessed independently. The land is relatively free draining, and is mostly suitable for mowing, grazing horses and keeping livestock.

The entrance hall has an original tiled floor and staircase with ornate newel post, on either side of which are two reception rooms both with twin aspects over the front drive and gardens.



The lounge has an impressive original brick open fireplace with stone flagged hearth, exposed beam and book-shelving, and the light filled sitting room has exposed beams, a deep inglenook fireplace with oak mantel and woodburner. An inner hall provides access to the cellar and utility room which has plenty of storage and separate W.C. Beyond is the dining room, a spectacular room with polished flagged floor with underfloor heating, vaulted ceiling and timber framed glazed gable with doors to outside. There is a sung to one side of this room which also has exposed beams and a woodburner and with the kitchen opposite, these three rooms combine to make a highly atmospheric, warm and spacious living area with many of the original features from the working farm retained.

The kitchen incorporates a range of bespoke hand painted wall and floor units with cupboards and drawers beneath slate work surfaces, Belfast style sink with mixer, an electric 4 oven Aga (economy 7) with warmer plate, integrated dishwasher, central island with further storage and wide granite top with breakfast bar seating for 6, and an additional island with two Hoover ovens and AEG induction hob. The kitchen has a polished original blue brick floor with under floor heating, plenty of space for comfy chairs/sofa and door directly into the garden as well as several windows providing a lovely aspect across the adjoining fields.



The staircase rises from the hall to a spacious galleried landing with aspects to the front and rear with balcony overlooking the dining room. The master suite is at the rear of the house with south and east aspects across farmland and comprises a spacious double bedroom, with dressing room and ensuite shower room. At first floor level there are also two guest suites, each with ensuite shower rooms, and one also having a dressing room. A family bathroom serves two further double bedrooms, one of which is accessed via a flight of stairs to the second floor, the other having a separate second floor sitting room which could easily be used as a sixth bedroom if required.





LOCATION

Hoofield Hall occupies a peaceful rural location in a sought after and unspoilt part of West Cheshire, accessed off a quiet country lane and with a lovely aspect overlooking open countryside. The immediate position of the property is one of its most important attributes, enjoying a high degree of privacy and peaceful surroundings, yet it is only a short distance to the A51 trunk which provides access to Chester and links with the M53/A55.

The villages of Tarporley and Tattenhall are 3 & 4 miles respectively which provide for everyday needs with shops, pubs and restaurants while the county town of Chester offers a more comprehensive range of services including supermarkets and department stores, complemented by out of town retail parks.

On the educational front there are state primary schools at Tattenhall, Huxley and Duddon, and secondary schools at Tarporley and Christleton complemented by a good selection of independent schools nearby including King's and Queen's in Chester, Abbeygate College at Saughton and The Grange at Hartford.

On the recreational front there are several sports clubs locally including football, rugby, cricket, tennis, squash and hockey and golf courses at Eaton and Pryors Hayes. There is motor racing at Oulton Park and for the equestrian enthusiasts racing at Chester.







COMMUNICATIONS

The property occupies a rural setting well away from busy roads, rail lines and flight paths but is just over a mile from the A51 trunk road which connects with the A54 and A49 for travel to the south and north of the county. Beyond Chester access is gained to the M53 and M56 motorways which serve all the major areas of commerce throughout the north west including Liverpool and Manchester, both of which have international airports. Travel to London is available from Crewe which provides a sub 2 hour rail service to Euston.

OUTSIDE

The property is approached through a pair of wrought iron gates and over a gravelled drive passing an attractive pond and weeping willow to a parking area beneath the south west front. The drive continues around to the rear of the house to a further area of parking and which leads to the garaging.

Built in 2019, a detached garage of brick and block construction beneath a slate roof with cavity wall insulation, and suitable for conversion to ancillary accommodation, subject to obtaining any necessary consents. The ground floor (34' x 18'6" approx.) with two pairs of double doors and side courtesy door, and is served with light, power and water. A staircase rises to the first floor (34' x 18'4" approx.) which, too, has light and power and is presently used as a games room but also provides superb dry storage.

Adjacent is a open fronted double carport (22'5" x 14'6" approx.), which has slate roof and side wood store and to the side a tool shed and secure, gated store area.

The main gardens are to the south east and have been carefully landscaped since 2016 and offer a high degree of privacy. Beside the house is a former well with path leading back around to the front.

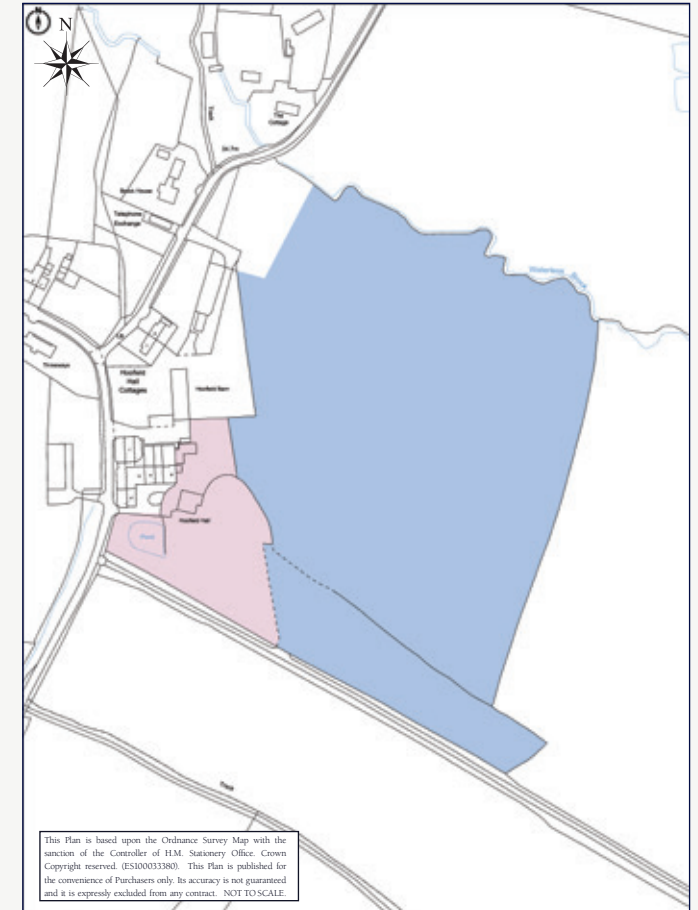


Beyond are wide lawns and a further path flanked by herbaceous borders leading to a patio and BBQ area with summer house and hot tub, from which there are stunning views over the land and surrounding countryside towards the Utkinton Hills, and also back towards the house itself. There is also a small paddock.

The remainder of the land is down to grass, sub-divided into two separate fields, which are suitable for mowing and grazing. They are to the north and east of the house and gardens.

DIRECTIONS

From Chester travel east on the A51 following signs for Nantwich. At the Tarvin roundabout take the 3rd exit continuing along the A51. After approximately 1½ miles turn right by Okells Nurseries. Travel for ½ a mile and at the staggered crossroads continue straight over. Continue for approximately 1.5 miles through the rural hamlet of Burton and at the end of a long straight continue past the turning left for Corkscrew Lane where the splayed entrance for Hoofield Hall will be seen on the left hand side after the entrance to the neighbouring barn conversions.



HOOFIELD HALL

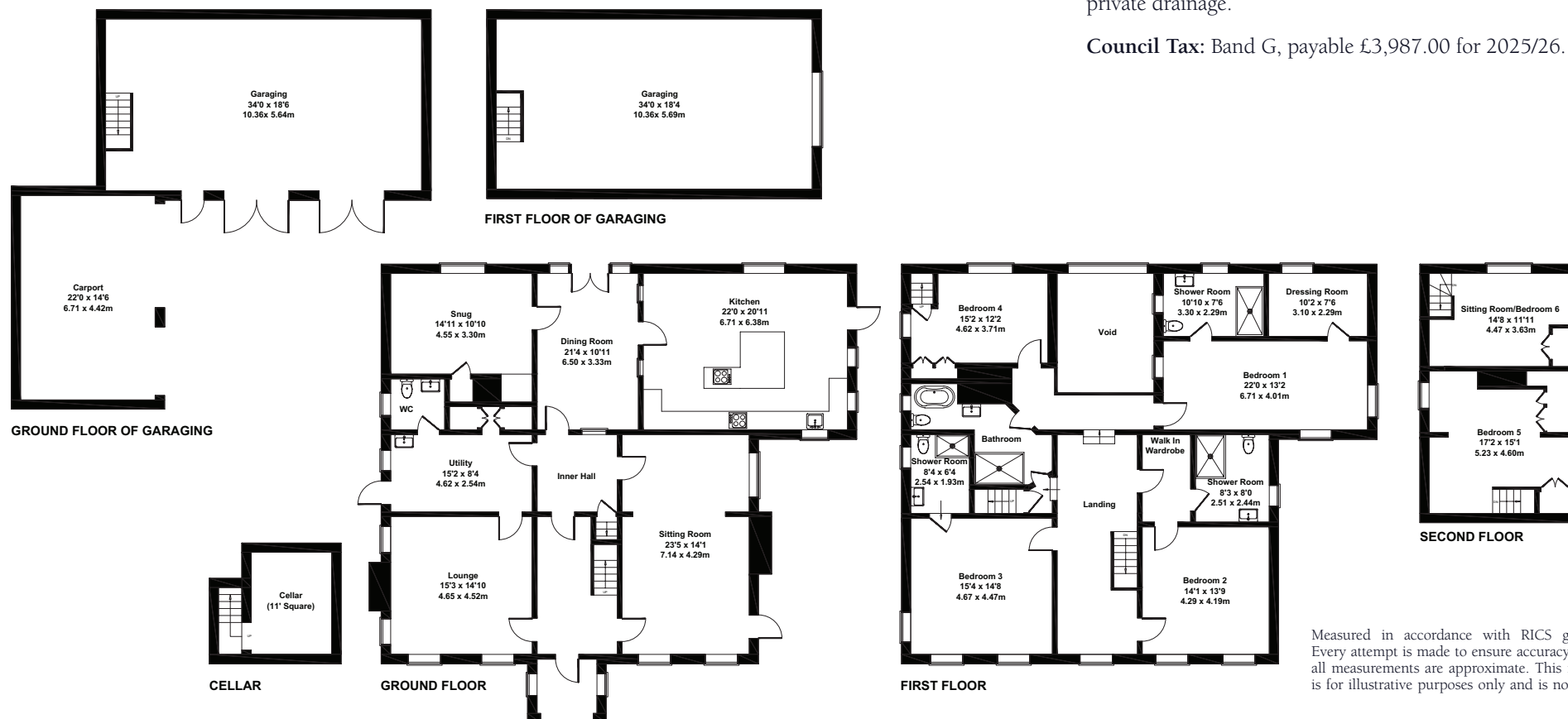
APPROXIMATE GROSS INTERNAL AREA:
MAIN HOUSE = 4076 SQ FT / 378.67 SQ M
GARAGE = 1571 SQ FT / 145.95 SQ M
TOTAL = 5647 SQ FT / 524.62 SQ M

PROPERTY INFORMATION

Address: Hoofield Hall, Hoofield Road, Clotton Hoofield,
Chester, CH3 9BL

Services: Mains water and electricity, Oil central heating,
private drainage.

Council Tax: Band G, payable £3,987.00 for 2025/26.



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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