



# THE CLOCK HOUSE

Edge, Malpas

**Rickitt**  
Partnership



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## Charming period property with carriage house and land

Delightful Edwardian country house ♦ Six/seven bedrooms, one -en-suite & two bathrooms ♦ Four reception rooms ♦ Wealth of period features ♦ Former carriage house with original clock ♦ Stable, single and double garages with rooms above ♦ Carriage house has planning permission ♦ Covered and heated swimming pool ♦ Garden, lake, grounds and paddock ♦ The house sits within just under five acres ♦ EPC F

A magnificent six/seven bedroom detached Edwardian family home set within grounds, with lake, woodland, gardens and paddock, in all the house sits within just under five acres. This delightful house has four reception rooms and a wealth of period features, including fireplaces and staircase. The impressive carriage house, believed to date to the 1750's, has an original clock created by J B Joyce. At present it offers garaging and useful offices on the first floor but has planning permission to convert into a separate four bedroomed property. There is also a covered heated swimming pool set within an enclosed landscaped garden. Additional land available by separate negotiation, comprising two paddocks, approximately just under 9.5 acres in total.



### Entrance Porch

Entrance door. Window to each side. Minton tiled floor.

### Entrance Hall

Ornate part stained glass door and windows. Original wooden staircase to first floor with understairs cupboard. Fireplace with stone surround, stone hearth and inset wood burner. Wood block flooring. Part wood panelled walls. Coved ceiling.







### **Study**

Mullion window to front. Glazed French doors and window to side. Edwardian style fireplace with marble surround and slate hearth. Radiator.

### **Drawing Room**

Open fireplace with ornate timber surround and tiled hearth. Mullion bay window to side. Mullion window to rear. Coved ceiling. Two radiators.

### **Dining Room**

Fireplace with ornate wooden surround. Mullion bay window to rear. Coved ceiling. Radiator.

### **Cloakroom**

Hand wash basin with marble surround and vanity unit below. Stained glass window to side. Minton tiled floor. Radiator. Separate WC with stained glass window to side and one to rear. Minton tiled floor. Radiator.

### **Cellar**

Stairs down to cellar room.

### **Breakfast Kitchen**

A recently fitted Mark Wilkinson kitchen with a wide range of base units with granite work surface above and inset double sink unit with mixer tap. Inset Miele oven/microwave, plate warming drawer and coffee maker. Integrated Miele dishwasher. Oil fired Aga. Two corner wall units. Two ring electric hob. Space for fridge freezer. Central island unit with drawers and cupboards below with marble work surface and breakfast bar above. Windows to front and rear. Tiled flooring. Walk in pantry with fitted drawers and Welsh dresser, fitted shelves and window to front.

### **Boot Room**

Range of base units with granite work surface above and inset Belfast style double sink with mixer tap. Fitted floor to ceiling cupboard with shelving, drawers and integrated Miele wine cooler. Window to front. Door to rear. Tiled floor. Radiator.



### **Family Room**

Original cast iron cooking range and fireplace with hob with tiled surround and built in cupboards to each side. Window to side. Two windows to front. Tiled floor. Two radiators.

### **First Floor Landing**

Built in display cupboard. Skylight. Window to rear. Radiator.

### **Bedroom One**

Edwardian style fireplace with tiled back and wood surround. Bay window to side. Window to rear. Built in wardrobes. Coved ceiling. Radiator.

### **En Suite Shower Room**

Walk in shower, hand wash basin with mixer tap and low level WC. Window to rear. Part tiled walls. Tiled floor. Wall mounted heated towel rail.

### **Study/Bedroom Seven**

Window to front and one to side. Edwardian style fireplace. Built in wardrobe. Radiator.

### **Bedroom Two**

Window to front and one to side. Built in wardrobe and cupboard. Radiator.

### **Bedroom Three**

Large window to front. Edwardian style fireplace and surround. Radiator.

### **Bathroom**

Bath with mixer tap and separate hand held shower head. Hand wash basin with mixer tap. Part tiled walls. Fitted cupboard. Window to front. Radiator.

### **Separate WC**

Low level WC. Stained glass window to side. Radiator.





### **Inner Landing**

Built in cupboard. Window to rear. Two radiators.

### **Bedroom Four**

Edwardian style fireplace and surround. Window to rear and one to side. Built in wardrobe. Radiator.

### **Bedroom Five**

Edwardian style fireplace with wood surround. Window to side. Built in wardrobe. Radiator.

### **Dressing Room**

Edwardian style fireplace with wood surround. Window to front. Timber floor. Radiator.

### **Bedroom Six**

Edwardian style fireplace. Two windows to front. Built in wardrobe.

### **Bathroom**

Bath, walk in shower, low level WC and hand wash basin. Part tiled walls. Window to front. Radiator.

## **Outside**

The Clock House is set back from the road, hidden by mature woodland. The house can be approached from the front, off the Whitchurch Road, or from the rear, off the Witney Lane. There is a driveway to the front leading to ample parking at the front of the house or by the carriage house.

### **Outbuildings**

#### **Boiler Room**

Dry Room, with window to rear and tiled floor. Boiler room, with oil fired boiler, window to side and tiled floor.

#### **Laundry Room**

Range of base units with granite effect work surface above and inset stainless steel sink unit with mixer tap. Space for washing machine and dryer. Tiled floor. Window to rear and front.







## Attached Log Store

### Carriage House

The building is believed to date back to the 1750s and has a beautiful clock made by J B Joyce, one of the worlds' oldest clockmakers. The building has planning permission to be converted into a separate four bedroomed property. 16/02258/FUL. At present the carriage house comprises: ground floor: room with two old loose boxes, window to rear and staircase to first floor. Single garage with power and light. Double garage with window to side. On the first floor: office one with window to front and one to rear. Two electric wall heaters. The clock room with the working mechanism and clock by J B Joyce and half circular window to front. Office two with window to front and one to rear. Exposed beams. Half glazed side door with outside staircase. Electric heater.

### Covered Swimming Pool

A heated swimming pool, measuring approx. 28' by 13', full length windows to two sides. Wall mounted Vaporex 50 heater. Changing Room, with base units and work surface above with inset sink and mixer tap. Walk in electric shower. Window to front. Separate WC with part tiled walls and window to side. Pump Room, with boiler and pump, door to side.

### Grounds, Garden and Paddock

The majority of the grounds are to the front and side of the house. A mature and thick woodland to the front of the house, with formal gardens and lake to the side. An enclosed walled garden by the swimming pool. There is a good sized paddock to the front and side of the house. The Clock House sits within just under five acres.

### Special Notice

There is additional land available by separate negotiation, comprising two paddocks, approximately just under 9.5 acres in total.





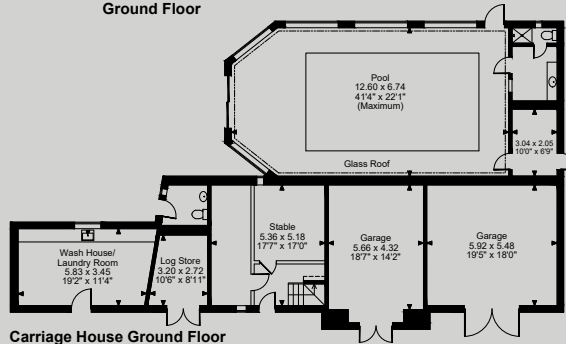
# Floorplans

**Approximate Gross Internal Area**  
**Main House = 4054 Sq Ft/377 Sq M**  
**Garages = 638 Sq Ft/59 Sq M**  
**Outbuilding = 2674 Sq Ft/248 Sq M**  
**Total = 7366 Sq Ft/684 Sq M**

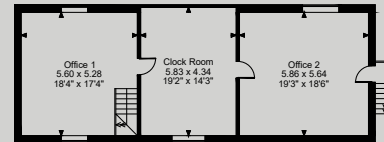


**Ground Floor**

**First Floor**



**Carriage House Ground Floor**



**Carriage House First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tel: 01244 322 322  
 info@rickittpartnership.co.uk

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://www.rickittpartnership.co.uk)

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