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 Plan produced using PlanUp.



**MISREPRESENTATION ACT 1967.**

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A charming and beautifully presented barn conversion located in the picturesque village of Eaton, near Tarporley. Set over three floors, this family home has been newly modernised and redecorated, thoughtfully retaining its characterful features.

EPC Rating D  
Council Tax Band E

## DESCRIPTION

The ground floor offers a family kitchen/dining room with a brand new fitted breakfast kitchen, designed with a range of fitted wall and base units, new oven and induction hob, single drainer sink and housing for under-counter white goods. Please note, no white goods are included in the let. A conveniently located downstairs WC completes the ground floor layout. A turned staircase with understair storage leads to the upper floors.

On the first floor, you'll find a generous sitting room, with a feature decorative fireplace, a handy storage cupboard and large full height windows offering views of the Cheshire countryside. Off the living room is a well proportioned bedroom.

On the second floor, bedroom two is accessed by an internal small staircase and features original beams and a large velux window. Bedroom three benefits from two large velux windows and traditional beams. The three piece family bathroom is located at the top of the stairs and includes a toilet, basin and shower over bath. Two useful storage cupboards on the landing complete the second floor.

Outside, the property enjoys an enclosed rear garden with patio area and storage shed, as well as convenient off road parking to the rear of the building, accessed through an archway.

## LOCATION

Eaton is a picturesque semi-rural village nestled in the heart of Cheshire, just two miles from the thriving centre of Tarporley. Known for its distinct character and strong sense of community, the village is home to a charming church and a welcoming village hall that hosts a variety of local events.

A particular highlight is Eaton Primary School, which is widely regarded as one of the area's most sought-after state primary schools and serves as a feeder to the highly regarded Tarporley High School, which is easily accessible via a dedicated school bus service.

Nearby, the Georgian village of Tarporley is one of Cheshire's most desirable destinations. Its vibrant High Street blends historic architecture with tasteful modern development and offers a wide selection of independent shops, cafes, pubs, and restaurants. Additional amenities include a doctors' surgery, dental practice, primary and high schools, tennis club, community centre, and several well-supported churches.

Eaton also offers excellent transport links, making it an ideal base for commuters. Rail services are available from nearby Crewe, Hartford, and Chester, while road connections include easy access to the A49, M6, M56, and A534. Both

Manchester and Liverpool International Airports are within a 45-minute drive, and the historic city of Chester is just 12 miles away, with Manchester city centre approximately 35 miles distant.