



Wright Marshall
Estate Agents

11 BARROW HALL FARM, VILLAGE ROAD,
GREAT BARROW CH3 7JH

£385,000



A well presented and deceptively spacious Grade II Listed four bedroom barn conversion forming part of a popular development and benefitting from off road parking, garage and a south facing garden.

Set within a conservation area and enjoying accommodation over two storeys this well presented barn conversion is expected to attract significant interest from the market. The accommodation opens with an entrance hall which in turn leads to the kitchen and the living room. The living room benefits from front and rear aspect windows giving good levels of natural light. The kitchen is of a good scale with ample space for a kitchen table as well as access being available to the rear garden. The cloakroom concludes the ground floor accommodation.

Stairs rise to the first floor where the principal bedroom benefits from a shower room and a wash hand basin within the bedroom whilst the three further bedrooms are serviced by the family bathroom.

Externally the front of the property is positioned off the courtyard with an attractive central turning circle whilst to the rear is a beautifully maintained garden with well stocked beds and different seating areas. There is one allocated parking space to the rear of the property in addition to the single garage which provides further parking if required.



LOCATION

Great Barrow is a village of charm, history and character. It enjoys a strong community spirit and lies within a Green belt and a conservation area.

The property occupies a tranquil position in the rural village of Great Barrow being just four miles to the east of Chester. The village offers an attractive church, pub / restaurants such as the White Horse Inn and Stamford Bridge. There is also a social club bowls/cricket fields and Barrow village hall where many community groups are based.

There is a well regarded primary school in the village (Barrow CofE) which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and there is a daily bus service from Barrow. There is also an excellent selection of private schools in and around Chester including Abbey gate College and the Kings & Queens Schools. Sir John Dean's Sixth Form Centre can be reached within 20 minutes drive.

In the village there is a village playing field, cricket club plus several nearby golf courses in the locality at Waverton and Vicars Cross. There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park.

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 forty minutes drive.

Nearby railway stations are located at Chester, Crewe, Frodsham, Hartford, Helsby and Nantwich. Crewe station is only 21 miles away and enjoys a direct (circa 90 minutes) and regular rail service to London Euston.



ENTRANCE HALL

3'11" x 3'10" (1.19m x 1.17m)

Front aspect timber framed double glazed panelled door. Engineered timber floor. Ceiling mounted light fitting. Door to storage housing central heating boiler and glass panelled timber door through to the reception hall.



RECEPTION HALL

12'6" x 7'11" (3.81m x 2.41m)

Recessed ceiling spotlights. Timbers to ceiling. Double panel radiator. Framed opening to kitchen. Stairs rising to first floor. Doors to WC. Double glass panelled timber framed doors leading to the living room. Engineered timber floor.

WC

6'2" x 2'7" (1.88m x 0.79m)

Low level WC with handle flush. Wall mounted wash hand basin with taps and tiled splashback. Understairs storage. Rear access timber framed double glazed obscured glass window.

LIVING ROOM

19'5" x 11'6" (5.92m x 3.51m)

Front and rear aspect timber framed double glazed windows. Exposed timbers to ceiling. Three wall mounted light fittings. Fireplace with a electric fire. Engineered timber flooring. Two double panel radiators.



KITCHEN

19'4" x 11'1" (5.89m x 3.38m)

Front and rear aspect timber framed double glazed windows. Rear aspect timber framed double glazed panelled door. Fitted with a range of wall and floor mounted kitchen units with an edged preparation surface and matching upstands. One and half bowl stainless steel sink with drainer grooves and mixer tap. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Engineered timber flooring. Double panel radiator. Open plan access to breakfast area with space for table. Two ceiling mounted light fittings. Double electric Neff oven with four ring electric hob and multispeed extractor above.



FIRST FLOOR

Turn in the landing. Rear aspect timber framed double glazed window.

LANDING

9'4" x 7'6" (2.84m x 2.29m)

Doors to four bedrooms and family bathroom.

MASTER BEDROOM

13'1" x 11'5" (3.99m x 3.48m)

Front aspect timber framed double glazed window. Double panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture. Wash hand basin set onto a glass unit with mixer tap. Door to shower room.



SHOWER ROOM

7'2" x 2'6" (2.18m x 0.76m)

Fully tiled floor. Fully tiled walls. Ladder style radiator. Electric shower unit. Recessed ceiling spotlights. Extractor fan.



BEDROOM TWO

10'10" x 11'11" (3.30m x 3.63m)

Rear aspect timber framed double glazed window. Double panel radiator. Two wall mounted light fittings. Fitted wardrobe furniture.



BEDROOM THREE

11'10" x 9'0" (3.61m x 2.74m)

Front aspect timber framed double glazed window. Double panel radiator. Ceiling mounted light fitting.



BEDROOM FOUR

8'11" x 7'1" (2.72m x 2.16m)

Rear aspect timber framed double glazed window. Double panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture.

FAMILY BATHROOM

7'8" x 5'6" (2.34m x 1.68m)

Low level WC with concealed cistern. Vanity unit with wash hand basin and mixer tap. Tiled bath with mixer tap and shower fitting. Fully tiled walls. Recessed ceiling spotlights. Extractor fan.



EXTERNAL

To the front of the property access can be sought via an attractive shared courtyard with a central cobbled set turning area set within the front of the property, whilst to the rear there is a larger walled and fenced garden predominately laid to lawn with beautifully maintained hedges and beds. An area of patio flanks the rear of the property and weaving through the garden to a rear access gate which leads to the parking area as well as the single garage. There is allocated parking for one vehicle in addition to the garage.



SERVICES

We understand that mains water, electricity, gas and drainage are connected. Communal areas are covered by a management charge of £150 per annum.



VIEWING

Viewing by appointment with the Agents Tarporey office.



TENURE

We believe the property is freehold tenure.



ROUTE

Leaving the Agents Tarporley office continue along the High Street in the direction of Chester and upon reaching the roundabout continue straight along onto the A51 passing through the villages of Clotton and Duddon. Follow the road passing the right hand turning into Tarvin until reaching a roundabout. Take the first exit onto the A54 continue along for approx one mile taking a right hand turn onto Barrow Lane passing the Stamford Bridge pub on the left hand side and continue following the road into the village of Great Barrow. Upon reaching a junction on Ferma Lane and Main Street take a right onto Main Street passing the White Horse Inn on the right hand side. The road bends to the left and turns into Village Road where the property can be found on the right hand side clearly marked by a Wright Marshall for sale board.



ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

Ground Floor
Approx. 55.2 sq. metres (593.7 sq. feet)



First Floor
Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 110.3 sq. metres (1187.5 sq. feet)

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

11, Barrow Hall Court, Great Barrow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		73
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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