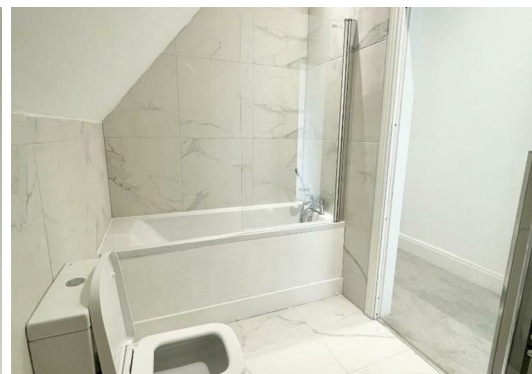




**Wright Marshall**  
Estate Agents

**UNIT 12 GREYSFIELD HOUSE APARTMENTS  
FERMA LANE, GREAT BARROW, CHESTER CH3  
7HU**



**Wright Marshall has great pleasure in offering for sale Greysfield House which is a collection of 13 executive high specification 1, 2 and 3 bedroom apartments.**

**ASKING PRICE £325,000**

Greysfield House is an impressive country house which was originally commissioned by the owners of the Cunard Shipping Line in Liverpool. Dating from circa 1880 the property is constructed of brick with black and white half-timbered elevations to the upper floors under a Westmorland slate roof.

In architectural terms Greysfield has much to commend it with stone mullioned and leaded windows, carved stone detailing, open fronted porch with columns, dressed stone steps, half-timbered gables and tall chimneys. Every care has been taken to deliver sumptuous modern living whilst retaining much of the character of such a beautiful building.

The main house is surrounded by beautiful Cheshire countryside and benefits from perfectly manicured landscaped gardens. Some of the plots will benefit from private garden areas. This peaceful and picturesque setting is still within a 15 minute drive of Chester City Centre and Business Parks and 5 minutes from the Motorway Network.

## UNIT 12

Unit 12 is a two bedroom second floor apartment with vaulted ceiling in part in the impressive Greysfield House conversion. The apartment is approximately 956sqft. The property dates back to the late 1800's and has been skilfully converted to create a modern apartment whilst retaining a host of original features. The accommodation briefly comprises; Entrance hallway, open-plan kitchen/dining/living room fitted with a bespoke range of kitchen units, utility room, principal bedroom with en-suite shower room, bedroom two, well-appointed bathroom. Greysfield House is set within communal gardens and there are two allocated parking spaces. There is NO ONWARD CHAIN involved in the sale of this property. If you are looking for an apartment in a small development close to local amenities, then we would strongly urge you to view.

## LOCATION

Greysfield House Apartments are within walking distance of the centre of Great Barrow, 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 and Nantwich. Crewe station is only 21 miles away and enjoys a direct (circa 90 minutes) and regular rail service to London Euston.

For those with an equestrian interest, it is worth noting that Kelsall Equestrian Centre is soon to undergo a significant expansion so as to provide a hugely impressive local facility. Planning permission has been granted to build two brand new indoor arenas to house a calendar of events throughout the year. Within the planning permission granted there will also be a café, retail space and with seating for 350 spectators and extra stables.

## COMMUNAL ENTRANCE

Staircase rising to second floor via staircase or lift. Composite door with silver door furniture and peep hole through to reception hallway.

## RECEPTION HALLWAY

Recessed ceiling spotlights. Smoke detector. Radiator. Wall mounted telephone intercom entry system. Opening through to kitchen, dining, family room. Doors through to principal bedroom, bedroom 2, utility room, family bathroom.

## KITCHEN/DINING/FAMILY ROOM

16'11" x 13'8" max (5.16m x 4.17m max)

A large space with spectacular views towards Beeston and Bickerton. Two skylights. Recessed ceiling spotlights. Wood effect flooring. Satellite point. Telephone point. Aerial point with provisions for wall mounted television.

## KITCHEN

A selection of wall and base black matt units incorporating drawers and cupboards with quartz work surfaces and matching upstands. Four ring Bosch induction hob with concealed extractor above. Integrated Bosch microwave. Bosch double oven and grill. Inset bowl and half stainless steel sink unit with chrome mixer tap and quartz routed drainer. Integrated Hoover dishwasher and fridge freezer (but not fitted yet). Wood effect flooring. Two ceiling vent lights. Recessed ceiling light points. Smoke detector. Opening through to living dining room.

## PRINCIPAL BEDROOM

18'2" x 11'5" (5.54m x 3.48m)

Window with far reaching views. Recessed ceiling light points. Ceiling light point. Radiator. Aerial point with provisions for wall mounted television.

## BEDROOM 2

11'0" x 9'4" (3.35m x 2.84m)

Window overlooking the front with far reaching views. Ceiling light point. Radiator. Aerial point. Door through to en-suite bathroom.



## EN-SUITE BATHROOM

9'5" x 4'1" (2.87m x 1.24m)

Walk in double shower with canopy shower and separate shower attachment and glazed sliding doors. Pedestal wash hand basin with chrome waterfall mixer taps. Low level WC with dual flush. Partially tiled walls. Floor tiling. Chrome ladder style heated towel rail. Shaver socket. Recessed ceiling spotlights. Ceiling mounted vent.

## FAMILY BATHROOM

5'2" x 10'4" (1.57m x 3.15m)

A three piece suite in white incorporating bath with chrome waterfall mixer tap with separate shower attachment. Glazed shower screen. Low level WC with dual flush. Pedestal wash hand basin with chrome waterfall mixer tap. Chrome ladder style heated towel rail. Shaving socket. Partially tiled walls. Recessed ceiling spotlights. Shaving socket.

## UTILITY

5'6" x 3'10" (1.68m x 1.17m)

Ceiling light point. Wall mounted electrical consumer unit and plumbing for washing machine and dryer.

## VIEWING

By appointment through the Agents Tarporley Office

## TENURE

We understand the tenure to be leasehold.

## DIRECTIONS

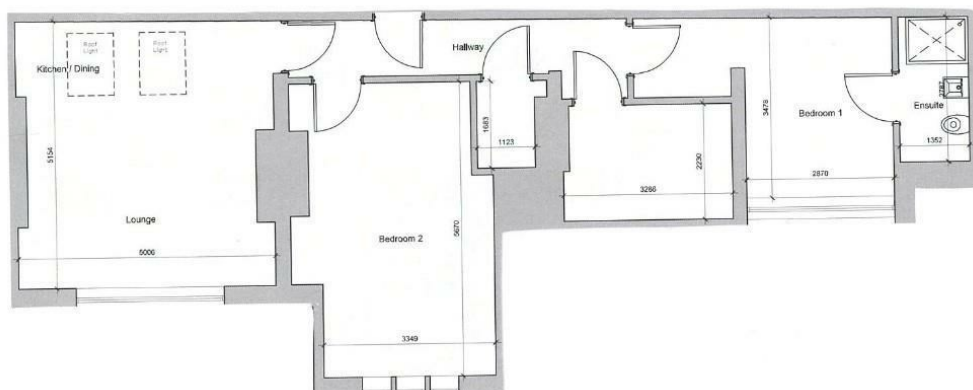
From the Agents office in the middle of Tarporley take a right turn out of the village in the direction of Chester and upon reaching a roundabout take the second exit onto the A51. Proceed along through the villages of Clotton and Duddon passing Okells garden centre/nursery on the left hand side. Upon reaching the Tarvin roundabout take the first exit on the A51 towards Chester. At the traffic lights by the Stamford Bridge pub turn right onto Barrow Lane. Follow the road up into the village you will see two right hand turns signposted to the church, take the next left down Ferma Lane just past the bus stop and telephone box. Proceed for a short distance down Ferma Lane and bear right at the fork signposted Greysfield & Greenfields Lodge. The property will be located on your right hand side clearly identified 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.



## UNIT 12



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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<sub>2</sub>) Rating

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



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