



**Delightful Outlook \*No Onward Chain \*Popular Village Location**  
**An exceptionally well appointed three bedroom barn conversion within walking distance of the picturesque village of Ashton Hayes.**

The spacious accommodation briefly comprises: Large entrance hall with contemporary oak staircase and glass panels, living room with feature wood burning stove, large open plan kitchen dining family room with double doors onto the rear garden, utility room, WC, bedroom two with en-suite shower room and walk in wardrobe, landing, principal bedroom with well-appointed en suite, bedroom three and family bathroom. Externally, the property enjoys a private back garden laid to lawn with open views to the rear. If you are looking for property with ready to move into accommodation in a popular village location, then we would strongly urge you to view.

## LOCATION

Ashton Hayes is a very popular village in the Chester district of Cheshire. It is located about eight miles away from Chester and six miles from Tarporley. The village is particularly picturesque and enjoys many amenities including community run village store and post office, children's nursery and well supported Parish Church.

The village also has a playground, community rooms for hire and an active community. Ashton Hayes is aiming to become England's first carbon neutral village, has become famous for its efforts and has now established a community energy company. The village has its own highly regarded primary school and the area as a whole is renowned for excellent education establishments in both the state and private sector. Also worthy of mention is the Queen Elizabeth playing field and pavilion, recently opened with funding from the carbon neutral project and the national lottery.

In the nearby village of Mouldsworth, further amenities are offered including Goshawk Public House and Mouldsworth Railway Station providing a direct link on the Chester to Manchester line.

The area as a whole is ideal for the business traveller, city centre of Chester being reached within 15-20 minutes and Manchester city centre 45-50 minutes drive. Excellent links to North Wales and the wider motorway network are found close at hand via the A55, M6, M56 and M53. Manchester International and Liverpool John Lennon Airports are accessed within 45 minutes drive. In addition to Mouldsworth station mentioned above, there are railways stations at Helsby, Chester and Hartford



### ENTRANCE HALL

16' 5" x 9' 4" (5.005m x 2.869m) Wood effect entrance door, oak and glass staircase to first floor, stone flooring, heatmiser, under floor central heating control, two wall lights and spotlights.

### LIVING ROOM

19' 0" x 14' 4" (5.794m x 4.369m) Feature log burner with slate hearth and oak beam above.

### KITCHEN/DINING/FAMILY ROOM

34' 7" x 12' 3" (10.552m x 3.737m) Bespoke fitted kitchen with twin Belfast sink, integrated Neff dishwasher, extensive Quartz worktop, space for range cooker and fridge freezer, inbuilt extractor hood, breakfast bar with storage underneath, window to rear, exposed beams and brickwork, archway into entrance hall, French doors onto patio, wall mounted heatmiser, underfloor controls, TV point and three pendant lights. leading to inner hall.



### INNER HALL

8' 2" x 4' 7" (2.498 m x 1.414m) Fitted cupboards, Belfast sink with mixer tap, space for washing machine, access to loft, continuation of flooring, heatmiser underfloor central control, cupboard housing gas central heating boiler and controls and hot water cylinder.



### **CLOAKROOM**

6' 7" x 4' 7" (2.028m x 1.408m) Low level WC, pedestal wash hand basin with mixer tap and tiled splashback, continuation of flooring and extractor fan.

### **GUEST BEDROOM**

14' 5" x 11' 4" (4.396m x 3.467m) Window to front, exposed beam, TV point, radiator, WM 'warm up' ensuite control. Door into walk in wardrobe (6' x 4') and door into en-suite.

### **EN-SUITE**

14' 5" x 4' 0" (4.396m x 1.228m) Low level WC, vanity unit with sink, shower cubicle with mains shower and tiled surround. Wall mounted chrome heated towel rail, spotlight, wood effect flooring and extractor fan.



### **FIRST FLOOR**

#### **LANDING**

Exposed beams, window to front, cast iron radiator, skylight, two pendant lights, double doors into storage cupboard (2'11" x 2'9") and wall mounted bathroom controls.

#### **MASTER BEDROOM**

18' 3" x 16' 5" (5.587m x 5.009m) Maximum measurements. L shaped roof with window to front, skylight, exposed beams, radiator, TV point, wall mounted 'warm up' ensuite controls, door into:-

#### **EN-SUITE**

8' 3" x 7' 9" (2.531m x 2.375m) His and hers sinks set in vanity unit, low level WC, corner shower cubicle with mains shower and tiled surround, wall mounted chrome heated towel rail, exposed beams, wood effect flooring, extractor, spotlights, wall mounted pull switch light.



#### **BEDROOM TWO**

15' 4" x 10' 3" (4.688m x 3.130m) Maximum measurements. Window to front, skylight, radiator, TV point and exposed beams.

#### **FAMILY BATHROOM**

8' 11" x 7' 11" (2.727m x 2.423m) Four piece suite including low level WC, pedestal wash hand basin, panelled bath with mixer taps, corner shower cubicle, wall mounted chrome heated towel rail, skylight, wood effect floor, extractor, spotlights wall mounted pull cord light and exposed beams.





## EXTERNAL

Patio to immediate rear elevation with path leading to rear of the garden. Tiered lawn garden bordered by wood panel fencing and privet hedging. Attached double car port

## SERVICES

We understand that mains water, electricity, gas and drainage are connected.

- Management Fee TBC

## VIEWING

Viewing by appointment with the Agents Tarporley office

## TENURE

We believe the property is freehold tenure.

## ROUTE

From our office in the centre of Tarporley, leave the village in the direction of Chester and at the roundabout take the second exit. Proceed along for a few miles passing through the villages of Clotton and Duddon and the right hand turn into Tarvin. Upon reaching the roundabout take the second exit and proceed along until reaching a left hand turn signposted Ashton Hayes and Mouldsworth. Proceed along and upon entering the village pass the Golden Lion and after a short distance Gladstone Barn will be seen on the left hand side.





## Energy Performance Certificate

HM Government

2 Gladstone Barns, Church Road, Ashton, CHESTER, CH3 8AS

Dwelling type: Mid-terrace house  
 Date of assessment: 05 November 2019  
 Date of certificate: 05 November 2019

Reference number: 8861-7539-6739-8715-5902  
 Type of assessment: SAP, new dwelling  
 Total floor area: 204 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

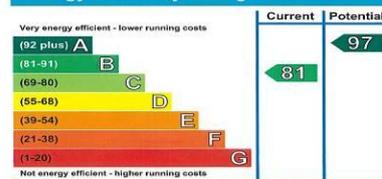
Estimated energy costs of dwelling for 3 years: £ 2,445

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	Not applicable
Heating	£ 1,836 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 267 over 3 years	£ 267 over 3 years	
<b>Totals</b>	<b>£ 2,445</b>	<b>£ 2,445</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 915
2 Wind turbine	£15,000 - £25,000	£ 1,884

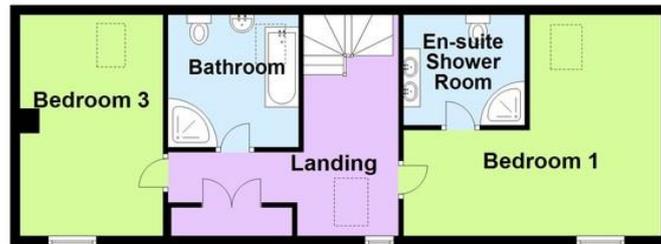
## Ground Floor

Approx. 115.7 sq. metres (1245.1 sq. feet)



## First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



Total area: approx. 177.7 sq. metres (1912.9 sq. feet)

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

**2 Gladstone Barns, Church Road, Ashton**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements