



CHESHIRE
LAMONT

Great Barrow, Nr. Chester

10 Barrow Hall Farm

Village Road, Great Barrow, CH3 7JH

Situated in the centre of the highly sought village of Great Barrow, this 4-bedroom Grade II Listed property forms part of an attractive courtyard development benefitting from a south facing cottage style garden and a single garage.

- Dining Hall, Living Room, Kitchen/Diner, Cloakroom, Rear Hallway.
- 4 Double Bedrooms, 2 Bath/Shower Rooms.
- Attractive communal courtyard to the front, south facing cottage style garden to the rear, Single Garage.

Location

Barrow Hall Farm Barns are conveniently positioned within walking distance of the amenities and facilities offered within Great Barrow which include a popular local pub, primary school and historic St Bartholomew Church. On a recreational front there is rugby, football, hockey, cricket, tennis, squash and a number of golf clubs all within 15 minutes drive. Country walks can be enjoyed along local footpaths from the property, alternatively the National Trust owned Delamere Forest is just five miles drive away. Great Barrow is an attractive rural village with a strong community and is conveniently positioned for Chester (5 miles). The larger villages of Tarvin, Kelsall and Tarporley are also within a short drive and provide comprehensive shopping facilities. The A56, A54 and A51 are all within two miles of the property which in turn give access to the local motorway networks of M53 and M56 which make the surrounding centres of commerce within the North West more easily commutable.

Accommodation

A solid timber front door opens to the entrance vestibule with Cloak/Storage cupboard off and glazed panel inner door opening to the **Dining Hall 3.9m x 3.4m** with staircase rising to the first floor, **Cloakroom off** and **Rear Hallway** giving access to the garden. A set of glazed double doors open to the **Living Room 5.9m x 3.5m** this is finished with an exposed beam ceiling and has windows overlooking both the front courtyard and rear garden.

The open plan **Kitchen/Diner 6.04m x 3.43m** is extensively fitted with wall and floor cupboards and complimented with timber work surfaces, appliances include a four ring ceramic hob with extractor above, double oven, microwave, integrated fridge freezer, dishwasher, washing machine and tumble dryer. The kitchen area overlooks the



front courtyard, the dining area overlooks the rear garden and can comfortably accommodate a 6/8 person dining table. To the **First Floor** there are **four Double Bedrooms** and two **Bath/Shower Rooms** as well as a walk in Linen Cupboard accessed off the Landing. **Bedroom One 3.5m x 3.7m** benefits from built in wardrobes and an **Ensuite Shower Room**, **Bedroom Two and Three are of a similar size measuring 3.3m x 3m**. **Bedroom Four 3.7m x 2.6m** overlooks the rear garden. The **Family Bathroom** is fitted with a panelled bath with shower above, low level WC, wash hand basin, heated towel rail and finished with tiled walls and a tiled floor.

Externally

There is an attractive communal courtyard to the front of the property with a pathway off leading to the front door. The south facing rear garden is of a cottage style with shaped lawn edged with well stocked borders, there is also a quadrant shaped paved sitting area, ideal for alfresco entertaining. A gateway from the gardens opens to a communal driveway at the rear where there is an allocated parking space and single garage. Additional visitors parking is available on a first come first served basis off the courtyard at the front.

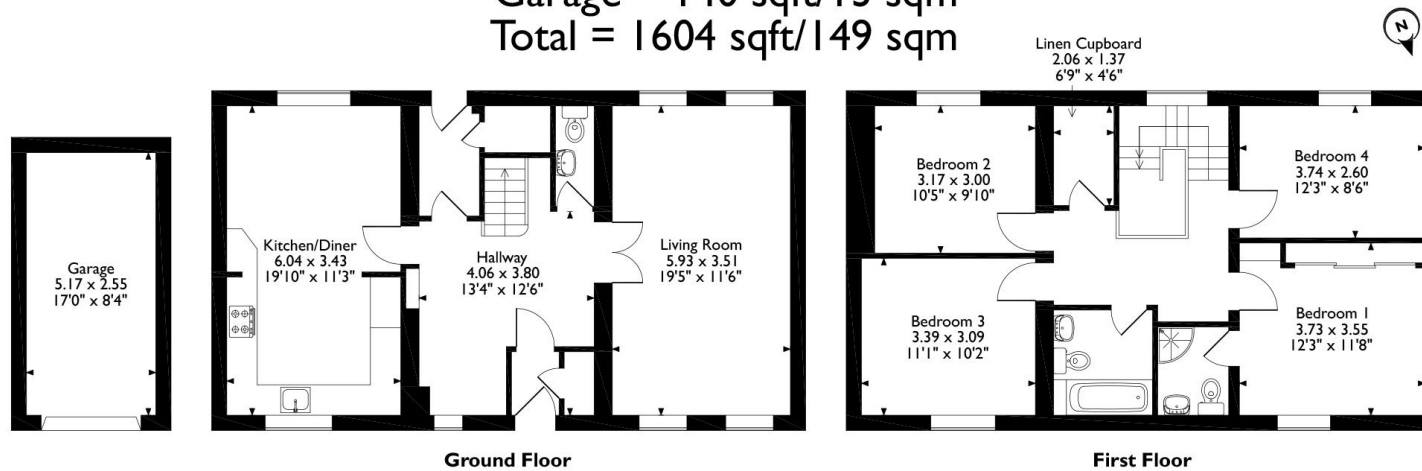
Directions

From Tarporley head towards Chester on the A51 for approximately 5 miles to the end of the Tarvin Bypass. At the roundabout turn left onto the continuation of the A51 towards Chester. Follow this road for a further mile to the next set of traffic lights at Stamford Bridge turning right signposted to Great Barrow, follow this road for approximately 1 mile and in the centre of the village turn right into Main Street which leads onto Village Road where the Barrow Hall Farm Development will be found after a short distance on the right hand side.

What3words - backyards.exposing.spire.



Approximate Gross Internal Area
Main House = 1464 sqft/136 sqm
Garage = 140 sqft/13 sqm
Total = 1604 sqft/149 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Services/Tenure

Mains water, electricity, gas and drainage/freehold.

Management Company

Barrow Hall Farm Management Company are responsible for the maintenance of the communal areas. It is run by the residents with a contribution of £150 per annum per property.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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