



Swallow Barn Little Rake Lane

Chorlton-By-Backford,
CH2 4DH

Price
£500,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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* SMALL GATED DEVELOPMENT * CHARACTER BARN CONVERSION. An attractive four bedroom barn conversion forming part of a small gated development along Little Rake Lane in Chorlton by Backford on the outskirts of Chester. The accommodation briefly comprises: reception hallway, large living room with media wall and French doors to the garden, study, dining room with feature exposed brick wall, fitted kitchen with a number of integrated appliances, utility, downstairs WC, landing, principal bedroom with fitted wardrobes and a large en-suite bathroom with sunken bath and separate shower, bedroom two/guest suite with exposed timbers and en-suite shower room, bedroom three with exposed timbers and fitted wardrobe, bedroom four and family bathroom. The property benefits from central heating with Calor Gas. Externally there are two lawned areas at the front with a gated pathway and paved patio area. To the rear there is a cobbled courtyard style garden enjoying French doors from the living room and the dining room which features the original stone steps. Within the courtyard there is also a double garage with twin double opening doors. There is no onward chain involved in the sale of this property.

LOCATION

Chester 4 miles, Liverpool 16 miles, Manchester 40 miles.
Chorlton-by-Backford is a sought after residential location approximately two miles north of Chester, and is convenient for daily travel to Liverpool, Manchester, Deeside and North Wales via the M56, M53 and the A55 North Wales trunk road. Chester is a busy commercial centre and offers a good selection of both private and state schools including King's and Queen's Schools. The city has a wide range of shops and on the recreational front there is sailing and rowing on the river, golf at Curzon Park and horseracing on the Roodee Racecourse. The historic city of Chester provides a wide range of retail, commercial and leisure activities. There are also excellent schools in the area and private schools include the King's & Queen's schools in Chester. Chester provides a link to the motorway network and the M53 linking the main northern conurbations and North Wales. Chester railway station has a direct service to London Euston (taking just over 2 hours). There are nearby golf courses at Eaton, Vicars Cross, Portal Golf and Country club and Carden Park, and horse racing at Chester and Bangor on Dee. Please note: all times and distances are approximate.

THE ACCOMMODATION COMPRISES:

RECEPTION HALL



Stable type entrance door with sealed unit double glazed inserts, wall cupboard housing the electric meter and electrical consumer board, telephone intercom entry system, double radiator with thermostat, laminate wood strip flooring, recessed ceiling spotlights, smoke alarm, and spindled staircase to the first floor. Doors to the living room, dining room/kitchen, study, utility room and downstairs WC.



DOWNSTAIRS WC



Comprising: low level WC, and wall mounted wash hand basin with mixer tap. Part-tiled walls, tiled floor, single radiator, ceiling light point, and sealed unit double glazed window with obscured glass.

LIVING ROOM

6.50m x 5.49m (21'4" x 18')



Large entertaining room with media wall, exposed timber beam, double radiator with thermostat, recessed ceiling spotlights, laminate wood strip flooring, wide arch with double glazed French doors to the rear garden, double glazed windows to each side, and window lights above.



DOUBLE GARAGE

5.54m x 5.41m (18'2" x 17'9")



With twin double opening doors, fluorescent strip light, power, and access to useful boarded loft storage area with retractable aluminium ladder and light point.

DIRECTIONS

From the Agent's Chester Office proceed to the bottom of Grosvenor Street and at the roundabout turn right onto Nicholas Street. Continue through the traffic lights onto St. Martin's Way and at the fountain's roundabout take the first exit onto the A540 Parkgate Road. At the George and Dragon Public House bear right and then immediately left onto Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight ahead again Proceed straight over onto the stretch of dual carriageway passing the hospital on the left. At the main junction with the A41 turn left towards Ellesmere Port. Then take the first turning right into Rake Lane, first right into Chorlton Lane, and left into Little Rake Lane. The property will then be observed after a short distance on the right hand side.

TENURE

*Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

*Council Tax Band F - Cheshire West and Chester County Council.

LISTED BUILDING

Grade II Listed Building. List Entry Number: 1130683. Date first listed: 01-Jun-1967. List Entry Name: FARBUILDINGS AT CHORLTON LODGE FARM Cheshire West and Chester (Unitary Authority). Parish: Backford. National Grid Reference: SJ 40756 71994
Details:

Range of stables, barns and farmbuildings. C17th. Red sandstone, slate roofs. L shaped block. Stable range has 7 stable doors and 6 windows (altered); 8 upper floor openings alternate with 7 pairs of vertical ventilation slits. Cart house has arched opening. Loft has external stone steps at left hand end. Barn range has tall double doors, 2 ground floor doorways and three upper openings. Gables have stone coping.

AGENT'S NOTES

* The property has Calor Gas central heating system. The Calor Gas tank is located in the front garden.
* Shared private drainage.
The 3 owners of the 3 barns split communal electricity, sewage and general maintenance costs - minimal amounts every quarter.
The septic tank is emptied every 6 months.
The septic tank is on the land within Chorlton barn.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

GATED ENTRANCE



The property forms part of a small courtyard style development located along Little Rake Lane, which is approached via electronic remote controlled double opening gates.

OUTSIDE FRONT



To the front there are two lawned areas enclosed by established hedging and brick walling with a gated pathway, steps to the front door, and patio area. Exterior lighting, and period cast-iron style lamp.



OUTSIDE REAR



To the rear there is a cobbled courtyard style garden enjoying French doors from the living room and a French door from the dining room with mature shrubs and trees, and the original stone steps. Two outside lantern style lights.



DINING ROOM

6.43m x 3.12m (21" x 10'3")



Feature exposed brick wall, recessed ceiling spotlights, laminate wood strip flooring, double radiator with thermostat, three wall light points, TV aerial point, two sealed unit double glazed windows to the rear, and glazed French door to outside. Opening to the kitchen.



STUDY

2.77m x 1.83m (9'1" x 6')



Two fitted desk tops, wall shelving, timber pillar, recessed ceiling spotlights, single radiator with thermostat, laminate wood strip flooring, and two sealed unit double glazed windows to the rear.

KITCHEN

5.38m x 2.41m (17'8" x 7'11")



Fitted with a range of units incorporating drawers, cupboards, a pull-out larder unit and wine rack with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted five-ring gas (LPG) hob with tiled splashback and extractor above, built-in Neff electric fan assisted oven and grill, Neff microwave, and integrated Neff dishwasher. Slate effect flooring, feature exposed brick wall, recessed ceiling spotlights, contemporary tall tubular style radiator, and two sealed unit double glazed windows overlooking the front.



UTILITY

2.44m x 1.12m (8' x 3'8")



Ceiling light point, slate tiled floor, plumbing for washing machine, and wall mounted Worcester gas (LPG) fired condensing boiler.

FIRST FLOOR LANDING



Spindled balustrade, recessed ceiling spotlights, smoke alarm, sealed unit double glazed window, and single radiator with thermostat. Doors to the principal bedroom, bedroom two/guest suite, bedroom three, bedroom four and bathroom.

PRINCIPAL BEDROOM

5.56m max x 3.30m max (18'3" max x 10'10" max)



Dual aspect with double glazed windows overlooking the front and rear, recessed ceiling spotlights, ceiling light point, two double radiators with thermostats, TV aerial point, and built-in wardrobe with three sliding mirrored doors having hanging space and shelving. Door to en-suite bathroom.



EN-SUITE BATHROOM

5.56m x 3.15m narrowing to 2.74m (18'3" x 10'4" narrowing to 9')

Spacious bathroom comprising: sunken double ended bath with mixer tap and tiled surround; low level dual-flush WC; twin sink unit with wall mounted mixer taps, built-in mirror fronted medicine cabinet and storage cupboards beneath; and shower cubicle with wet boarding, thermostatic Aqualisa shower and curved glazed sliding doors. Part-tiled walls, two ladder style towel radiators, vinyl stone effect flooring, recessed ceiling spotlights, ceiling speakers, extractor, electric shaver point, and double glazed window to rear.

BEDROOM THREE

4.90m into wardrobe x 2.44m (16'1" into wardrobe x 8')



Fitted wardrobes with two sliding doors having hanging space, shelving and drawer unit, vaulted style ceiling with exposed beams, recessed ceiling spotlights, single radiator with thermostat, and sealed unit double glazed window overlooking the front.

BEDROOM FOUR

3.78m max x 2.59m (12'5" max x 8'6")



Sealed unit double glazed window overlooking the front, ceiling light point with dimmer switch control, single radiator with thermostat, and built-in storage cupboard.

BATHROOM

2.46m plus shower x 1.68m (8'1" plus shower x 5'6")



Modern four piece suite in white with chrome style fittings comprising: double ended bath with mixer tap; pedestal wash hand basin with mixer tap; low level dual-flush WC; and tiled shower enclosure with bi-folding glazed door. Part-tiled walls with decorative border tile, chrome ladder style towel radiator, tiled floor, fitted glass shelf, recessed ceiling spotlights, extractor, and double glazed window with obscured glass.



BEDROOM TWO

3.84m x 3.12m (12'7" x 10'3")



Two sealed unit double glazed windows, vaulted style ceiling and exposed beams, recessed ceiling spotlights, and single radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM



Modern white suite comprising: tiled shower enclosure with mixer shower and folding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, tiled floor, recessed ceiling spotlights, electric shaver point, fitted glass shelf, extractor, single radiator with thermostat, and sealed unit double glazed window with obscured glass.