



BOARDED BARN, HALL LANE, BURTONWOOD, CHESHIRE, WA5 4BE



# BOARDED BARN, HALL LANE, BURTONWOOD, WA5 4BE

A Beautifully Converted 4 Bedroom Barn Offering Around 2,800 Sq Ft Of Refined Living Space. Set Within A Generous Plot, Boarded Barn Occupies A Peaceful Semi-Rural Cheshire Location, Combining Open Views And Privacy With Excellent Access To Newton-Le-Willows, Winwick, Warrington And St Helens. This Exceptional Home Blends Traditional Character With High Quality Contemporary Finishes, Complemented By Landscaped Gardens, A Double Garage And Stables.

Stepping inside, a striking double height entrance hall creates an immediate sense of space and light. The ground floor features a generous lounge with feature fireplace, an inviting formal dining room, a separate sitting room, and a beautifully appointed kitchen/diner all finished with quality stone flooring. A practical utility room and cloaks/w.c. complete the layout, providing both style and functionality for modern family living.

To the first floor, four spacious bedrooms include a superb principal suite with en-suite bathroom, alongside a newly fitted family shower room. Externally, the property enjoys exceptional panoramic views, generous parking and landscaped outdoor areas designed to make the most of its peaceful countryside setting.





**FRASER  
REEVES**

## Boarded Barn, Hall Lane, Burtonwood, WA5 4BE



Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### General Services:

Mains gas, electric and shared septic tank.

### Construction Type: Brick

Heating type: Gas Central Heating

**Broadband:** Standard 5mbps download, 0.6 mbps upload, Superfast 80 mbps download, 20 mbps upload, Ultrafast 1800 mbps download, 220 mbps upload.

**Mobile Signal/Coverage:** Vodafone 84%, EE 81%, 3 81%, O2 74%

**Flood Risk:** None

**Conservation Area:** None

### Local Authority:

Warrington Borough Council

### Council Tax:

Tax band G

### Tenure:

Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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