



STEEPLEFIELD

Church Bank, Tattenhall

Rickitt
Partnership

Barn conversion in the heart of Tattenhall Village

Detached barn conversion ♦ Three/four bedrooms ♦
Four reception rooms ♦ Breakfast kitchen ♦ Detached
garage/room/carport ♦ Set within approx. 1.1 acres
In the heart of Tattenhall Village ♦ NO CHAIN ♦ EPC C

Description

An unique and well presented detached barn conversion, located in the conservation area of this attractive and popular village of Tattenhall. This charming three/four bedroom property occupies an idyllic position with a large lawned garden, all set within approximately 1.1 acres. This delightful home has a wealth of character and has four main reception rooms. To the outside, a large gravelled parking areas, detached garage block comprising of single garage, garage room with room shower and carport. The garden is mainly laid to lawn with York stone paved terraced areas and detached green house. The whole property is set within approximately just over an acre.

Entrance Area

Main door with double glazed window to each side. Tiled under floor heating. Staircase to first floor.

Dining Room

Feature part exposed brickwork with beam above. Built in shelving with cupboard below. Tiled under floor heating. Exposed beam ceiling. Frosted double glazed window to front.

Sitting Room

Feature fireplace with part exposed brickwork and – inset Clearview wood burner set on tiled hearth. Large double glazed window to front. Under floor heating. Exposed timber.





Snug

Large double glazed window to front. Tiled under floor heating.

Study

Double glazed window to rear. Tiled under floor heating.

Breakfast Kitchen

A range of base and wall units with granite worksurface above and inset Belfast style double sink with mixer tap. Part exposed brickwork frame with beam and inset Smeg range style cooker with six ring hob above, with two ring induction hob next to, tiled splashback. Floor to near ceiling larder storage cupboards housing fridge/freezer. Fitted dishwasher and microwave. Central island with range of cupboards and drawers, including bin store, with granite worksurface above and breakfast bar. Double glazed French doors and window to each side, double glazed window all to side. Stable style door to front. Exposed beams. Tiled under floor heating. Open to:

Garden Room

Large double glazed windows to side and rear with exposed oak frame and door to rear. Clearview log burner. Tiled electric under floor heating. Vaulted ceiling with exposed beams.

Utility Room

Base unit with granite effect worksurface above. Wall mounted gas fired boiler. Space for washing machine and dryer. Hot water cylinder. Double glazed window to side. Tiled under floor heating.

Cloakroom

With low level WC and hand wash basin. Double glazed window to front. Tiled floor.

First Floor Landing

Two skylights. Exposed beams. Radiator.





Bedroom One

Double glazed window to front and large double glazed window to side. Exposed timbers. Walk in wardrobe with access to loft space. Radiator. Access to loft.

En-Suite Bathroom

Bath, walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls and tiled floor. Double glazed window to side. Wall mounted heated towel rail.

Dressing Room/Bedroom Four

A range of fitted wardrobes. Double glazed window to front. Access to loft. Exposed beams. Radiator.

Bedroom Two

Built in wardrobe. Double glazed window to side. Exposed beams. Radiator.

En-Suite Shower

Walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Skylight. Tiled floor. Wall mounted heated towel rail.

Bedroom Three

Double glazed window to front. Skylight. Built in cupboard. Exposed beam. Radiator.

Jack and Jill Bathroom

Bath, walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls and tiled floor. Skylight. Wall mounted heated towel rail.







Outside

The barn is approached by a gravelled driveway (shared with neighbouring property), which leads to Steeplefield's private gravelled area for parking for a number of vehicles.

Detached Garage Block

The building comprises of:

Single Garage

With power and light.

Garage Room

Skylight. Two wall mounted electric heaters.

En-Suite Wet Room

Shower area, low level WC and hand wash basin with mixer tap. Part tiled walls and tiled floor.

Single Carport

Oak frame to two sides.

There is a further gravelled parking area to the rear of the garage block.

The Grounds

The house sits within approximately 1.1 acres of grounds, which is mainly laid to lawn. There is a large raised York stone paved terrace area to the side and rear of the property. With a gravelled pathway leading to a gravelled area with a raised garden vegetable area and an elegant Victorian style greenhouse.

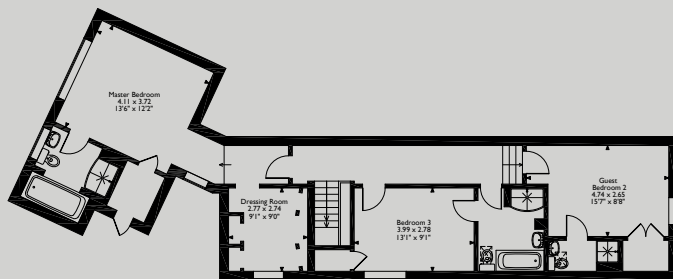
Property Information

The council tax is band F. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

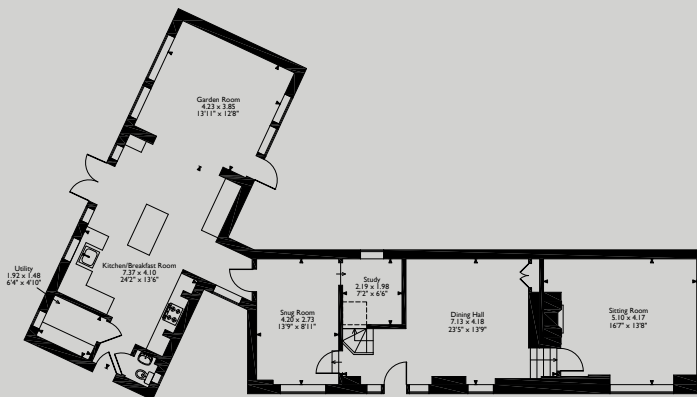


Floorplans

Approximate Gross Internal Area
2144 Sq Ft/199 Sq M



First Floor



Ground Floor

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.

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