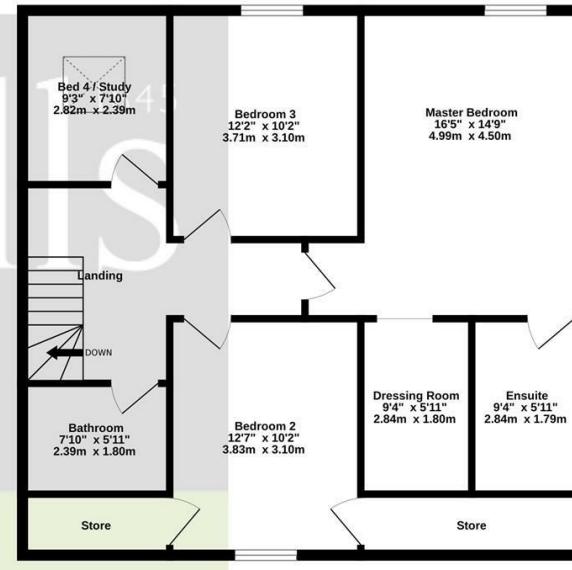
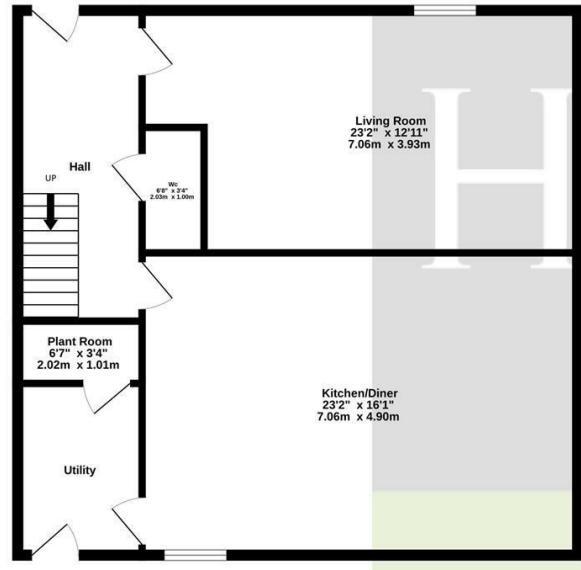


Ground Floor  
862 sq.ft. (80.1 sq.m.) approx.

1st Floor  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.2 sq.m.) approx.

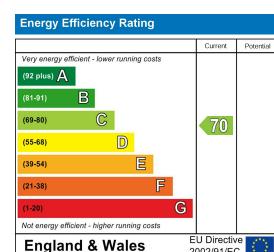
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



Price Guide £495,000

Unit 4, Lower Hall Barns, Norbury, Nr Whitchurch, Cheshire, SY13 4HW



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



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Norbury (1 mile), Whitchurch (6 miles), Chester (18 miles) and Shrewsbury (27 miles)  
(All distances approximate)



1 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- **Exclusive development of five luxury barn conversions in a semi-rural location**
- **3 & 4 bedroom options available for immediate reservation**
- **High specification finishes throughout each barn, ensuring modern living**
- **Private gardens, ample parking and EV charging points**
- **Units 1 and 2 benefit from a single garage/workshop**
- **A development by a highly reputable local Developer**

#### DESCRIPTION

Halls are delighted with instructions to offer Lower Hall Barns in Norbury for sale by private treaty.

Lower Hall Barns is an exclusive collection of five luxury barn conversions, nestled in the tranquil hamlet of Norbury. This beautifully designed development marries traditional aesthetics with contemporary finishes, providing an exceptional living experience in a serene and picturesque countryside setting. Each barn has been thoughtfully crafted to offer a high specification finish, ensuring that every detail has been considered for your comfort and convenience.

The custom-designed kitchens, equipped with Neff appliances and stylish quartz worktops, providing functionality and elegance. Residents have the choice of quality ceramic floor and wall tiles (subject to early reservation), enabling you to personalise your space to match your taste.

Set within an exclusive courtyard, Lower Hall Barns offers a communal atmosphere while providing privacy and seclusion. Units 1 and 2 include a single garage/workshop, while the remaining units benefit from ample parking for up to three vehicles and an EV charging point, making it an ideal choice for modern lifestyles.

Surrounding the barn conversions, you'll find well-maintained outdoor areas that enhance the beauty of the development, offering a peaceful retreat to enjoy the vibrant countryside.

#### SITUATION

Lower Hall Barns are situated in the grounds of Lower Hall, set back from a quiet country lane and within the popular hamlet of Norbury. The charming village of Wrenbury is around 2.5 miles away providing a village store, Primary School and Doctors surgery along with pubs/restaurants. The larger village of Malpas provides a wider variety of shops as well as the highly regarded Bishops Heber high school. A more extensive range of shops, restaurants, bars and national supermarket chains can be found in the nearby town of Whitchurch. There are a number of leisure facilities available nearby with country walks along the Sandstone Trail at nearby Bickerton and Peckforton, a number of golf clubs within a 20-minute drive and horse racing at Chester and Bangor-on-Dee racecourses. The semi-rural setting provides a peaceful lifestyle while being conveniently positioned for commuting to nearby towns and cities. The beautiful Cheshire countryside offers a variety of outdoor activities, with scenic walks and picturesque views right on your doorstep.

#### SPECIFICATION

- Bespoke kitchens featuring high-quality Neff appliances & Quartz worktops.
- Premium sanitary ware, reflecting quality and sophistication in bathrooms.
- Choice of ceramic floor and wall tiles (subject to early reservation), allowing for personalisation.
- Oak veneered internal doors complimented by chrome fittings for a contemporary touch.
- Chrome electric switch plates and sockets adding to the modern design.
- Comprehensive alarm system for enhanced security.
- Ultrafast broadband available.
- Energy-efficient heat pump, contributing to lower running costs and environmental sustainability.
- Carpets included
- Underfloor heating for warmth and luxury throughout the living spaces.
- Ample parking for up to three vehicles per unit, with an EV charging point for electric vehicles.

#### UNIT 4 ACCOMMODATION COMPRIMES

#### GROUND FLOOR

Entrance Hall  
Living Room 7.06m x 3.93m  
Kitchen/Dining Room 7.06m x 4.9m  
Utility Room  
Plant Room 2.02m x 1.01m  
Downstairs cloakroom 2.03m x 1.01m

#### FIRST FLOOR

Master Bedroom 4.99m x 4.5m  
En Suite 2.84m x 1.79m  
Dressing Room 2.84m x 1.8m  
Bedroom Two 3.83m x 3.1m  
Bedroom Three 3.71m x 3.1m  
Bathroom 2.39m x 1.8m  
Bedroom Four/Study 2.82m x 2.39m

#### OUTSIDE

Lower Hall Barns are approached by a long impressive drive and Unit 4 will benefit from ample parking for up to three vehicles and an EV charging point.

#### GARDENS

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to ones own individual tastes and preferences.

#### SERVICES

We understand that the property has the benefit of mains water and electricity.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY

Cheshire East Council, C/O Delamere House, Delamere Street, Crewe, CW1 2LL.

#### COUNCIL TAX

To be confirmed.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.