

GASCOIGNE HALMAN



Barn Owl Farm Great Barrow

**GASCOIGNE
HALMAN**

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Superb four bedroom, four bathroom, six reception room detached house of 3679 square feet with excellent energy efficient credentials, treble garage with studio, stable block and super 2.2 acre plot



Introduction

- Unique detached house, constructed in 2011
- Circa 3679 square feet
- Outstanding rural views to front and rear
- Superb 2.2 acre plot, outstanding landscaping
- Four double proportion en suite bedrooms
- Six reception rooms and bespoke kitchen
- Excellent eco credentials with ground source heat pump
- Extensive gravelled driveway providing ample off road parking
- Detached triple garage with studio or home office over (966 square feet)
- Stable block and additional garage



The splendid plot is the perfect match for the house both in terms of size (2.2 acres) and the beautiful quality of its development



Comment from Robert Reed of Gascoigne Halman

This unique and very special detached house is without parallel in the locality and many miles beyond. It has the rare and welcome distinction of having been commissioned, designed and built for owner occupation and as a result is embedded with quality features in every area of the property both internally and externally. Having never been offered to the open market before, this is a genuinely rare and remarkable buying opportunity.

What strikes me most about this house is the blend of appealing traditional building materials that blend perfectly with the local vernacular combined with forward looking design and build that allows for economic living. Examples of the former include the use of reclaimed brick and an oak framed garden room extension whilst examples of the latter include excellent levels of insulation, a ground source heat pump, underfloor heating and a bio disc private drainage system.

The splendid plot is the perfect match for the house both in terms of size (2.2 acres) and the beautiful quality of its development. Approached via a secure gated brick pillared approach, the property commences with a thick gravelled driveway that provides extensive off road parking and turning space. It is intelligently designed, splitting off cleverly to the triple garage with home office or studio over to the left and the stable block and single garage to the right.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarpoley office.

Location



Great Barrow, a village of charm, history and character which enjoys a strong community spirit and lies within a green belt and a conservation area.



The property occupies a good central position in the rural village of Great Barrow being just four miles to the east of Chester. The village offers an attractive church, pub / restaurants such as the Stamford Bridge and White Horse Inn. It offers tasty freshly cooked food and a takeaway service. There is also a social club bowls/cricket fields and Barrow village hall where many community groups are based.

There is a well regarded primary school in the village (Barrow CofE) which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and there is a bus service from Great Barrow. There is also an excellent selection of private schools in and around nearby Chester including Abbey gate College and the Kings & Queens Schools. For those who travel in the direction of Manchester, The Grange Junior and Senior School are located in Hartford and Sir John Dean's Sixth Form Centre can be reached a further five minutes away.

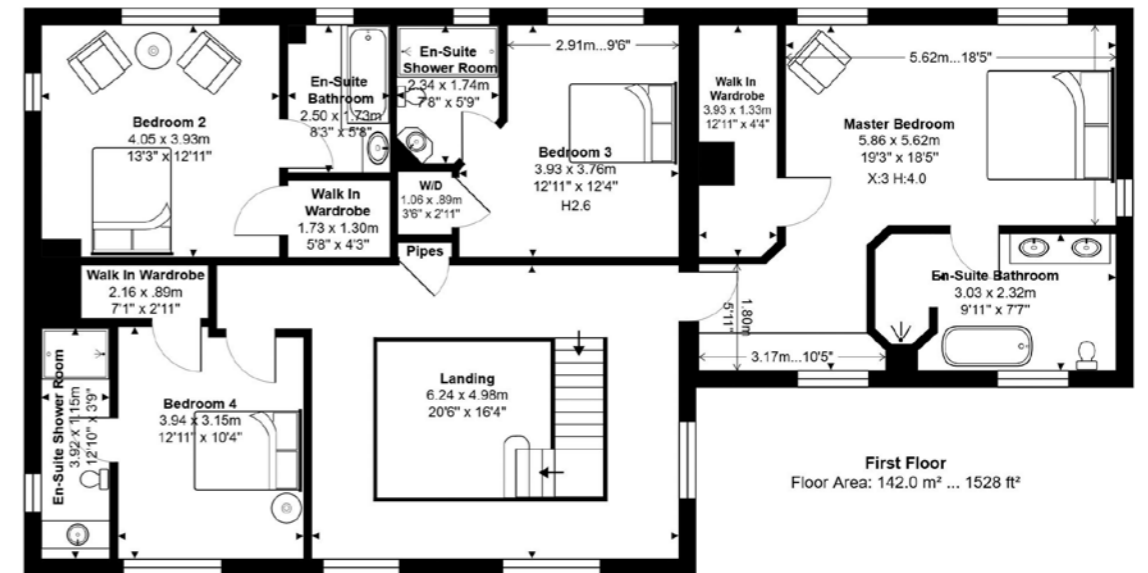
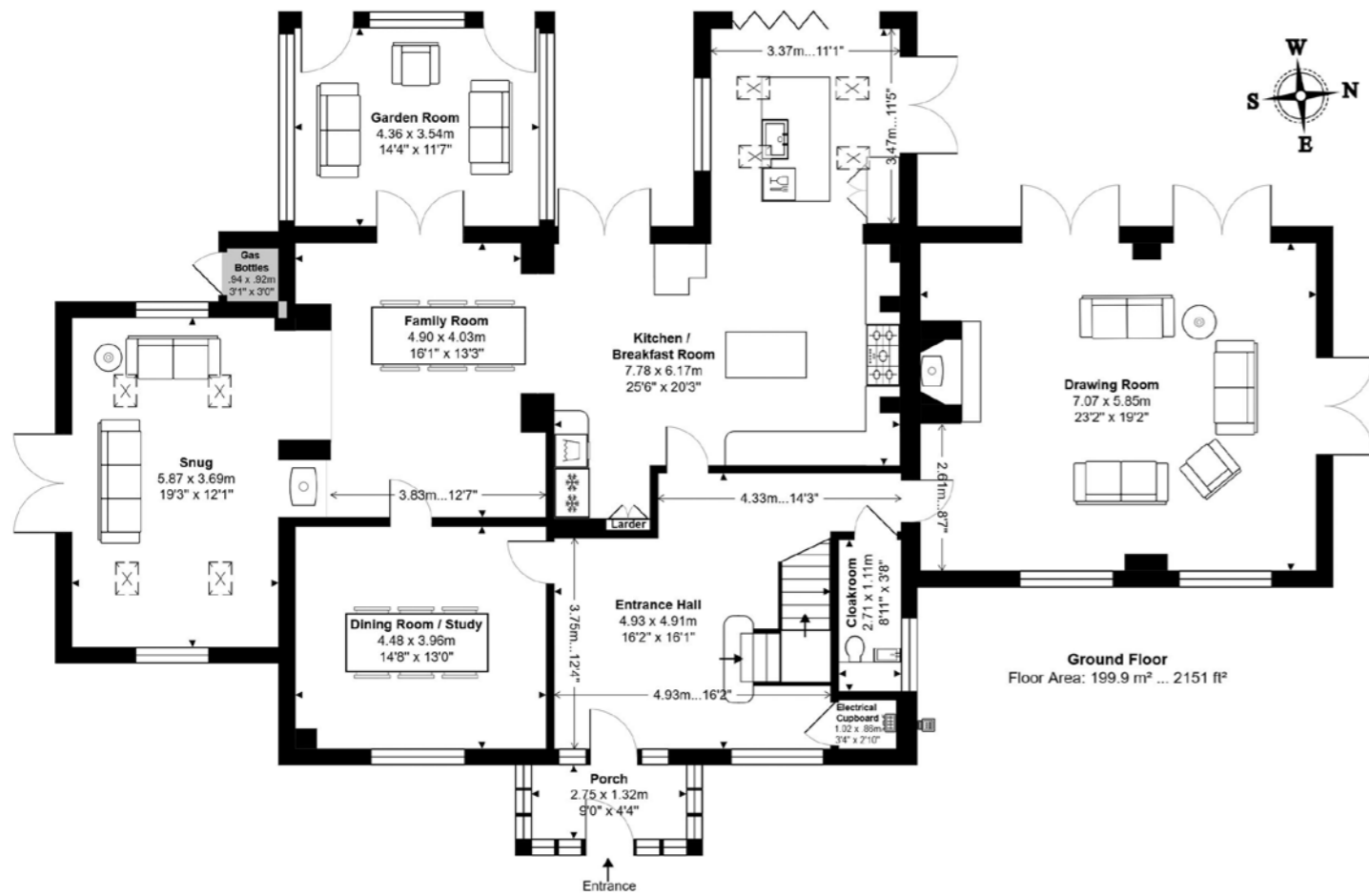


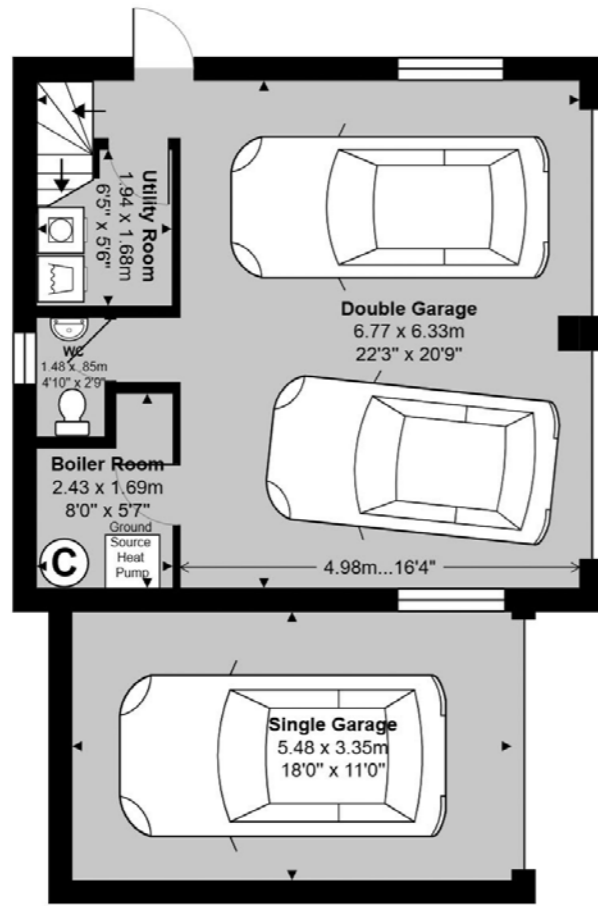
In the village there is a village playing field, cricket club plus several nearby golf courses in the locality at Waverton and Vicars Cross. There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park.

The location acts as an ideal base from which to access many other commercial centres including Manchester, Liverpool and Warrington. Furthermore it should be noted that both Manchester International Airport and Liverpool John Lennon Airport can be accessed within forty minutes drive.

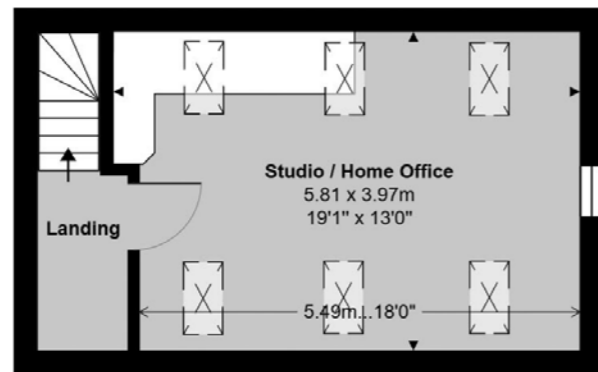
Nearby railway stations are located at Chester, Crewe, Frodsham, Hartford and Nantwich. Crewe station is only 21 miles away and enjoys a direct (circa 90 minutes) and regular rail service to London Euston.

Floorplans

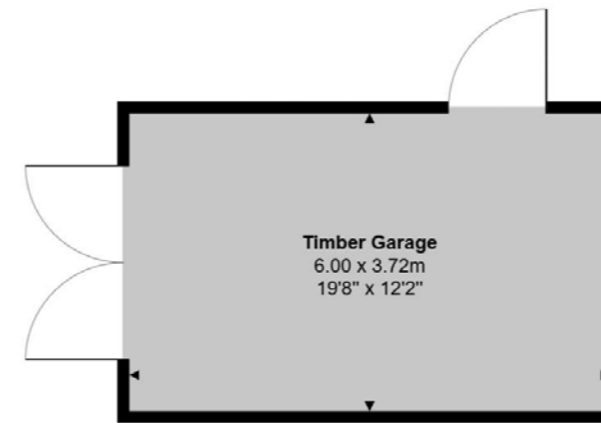




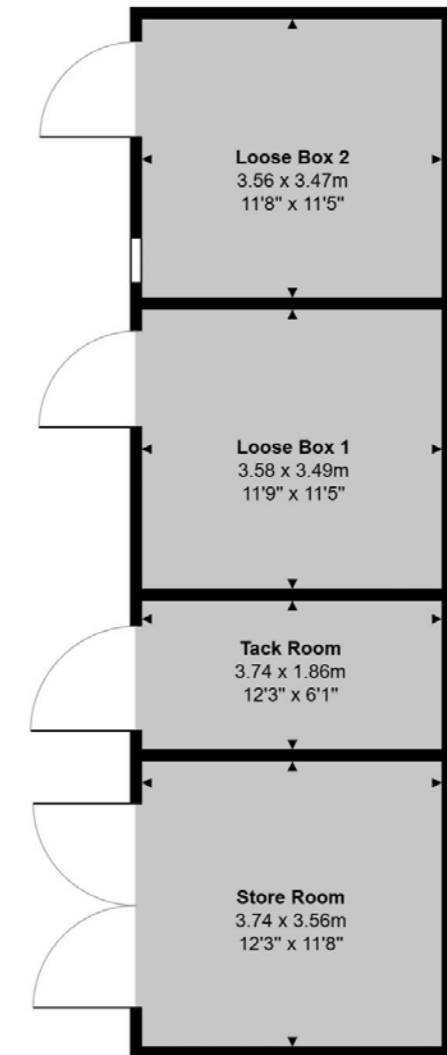
Single Garage / Double Garage / Boiler Room / WC / Utility Room
 Floor Area: 62.8 m² ... 676 ft²



Studio / Home Office (First Floor Above Double Garage)
 Floor Area: 26.9 m² ... 290 ft²



Timber Garage
 Floor Area: 22.3 m² ... 240 ft²



Outbuildings
 Floor Area: 48.0 m² ... 517 ft²

Interior

























Exterior











Contact

If you are interested in this property but need to sell your own home in Cheshire, South Manchester or the Peak District, Gascoigne Halman can provide a free, no obligation market appraisal and valuation of your own home. We are proud to be the leading estate agent in the area, with a network of twenty three offices - full contact details can be located on our website. Robert Reed is the manager of the Tarporley office.

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