



**GASCOIGNE
HALMAN**

HAPSFORD HALL BARNs, MOOR LANE, HAPSFORD

THE AREAS LEADING ESTATE AGENT



| EPC - C. C TAX - D - A STYLISH BARN
CONVERSION WITH SPACIOUS ACCOMMODATION

HAPSFORD HALL BARN, MOOR LANE, HAPSFORD

£300,000

A delightful character Cheshire barn conversion offering spacious, easy to manage accommodation and an impressive standard of finish.

The property forms part of an exclusive development of just 9 luxury homes in a wonderfully convenient location.

The conversion was completed in 2015 by a specialist barn conversion company. Care has been taken to preserve the original character of the buildings agricultural past whilst creating a stylish, modern, easy to manage home with quality modern fittings throughout.

In many ways, this is a property that you have to view to fully appreciate the space on offer. The design has created a ground floor layout with large luxurious spaces. This includes a large reception hall that offers potential for use as a study area too, an open plan lounge/dining room and an adjoining well fitted kitchen/breakfast room. There is a downstairs WC and two useful built in storage rooms.



Upstairs, there are two double bedrooms and a large, modern bathroom. The property has gas fired central heating and double glazed windows are fitted throughout.

The format is ideal for professional couples, smaller families or those looking to downsize.

Externally, there is an enclosed garden and ample driveway parking.

LOCATION

Hapsford is a small rural parish neighbouring Helsby and located just seven miles from the historic city of Chester.

Hapsford is a small collection of homes on the edge of open countryside yet also convenient for access to local facilities and excellent transport links. Helsby is less than half a mile away and offers a wide range of amenities. There is a Tesco supermarket and other local shops catering for most day to day needs.

For leisure, Helsby has its own golf course, while a leisure centre is available in Frodsham. There are some lovely country walks on the doorstep and Delamere Forest is a short car journey away. Helsby has two primary schools and a secondary school, all rated "good" by Ofsted, while several "outstanding" rated schools are found nearby.

The area is well connected, with the M56 just half a mile away, and a mainline station in Helsby, offering regular direct services to Chester, Warrington Liverpool and Manchester.

TENURE AND SERVICE CHARGE

The property is Freehold. A service charge of £100 per year is payable for the upkeep of the communal central courtyard area.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.

6 Hapsford Hall Barns WA6 0JZ



Total Area: 103.1 m² ... 1110 ft²

All measurements are approximate and for display purposes only

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