



Wallets Barn

Straight Mile, Poulton, Chester, CH4 9EQ

Wallets Barn

Straight Mile, Poulton, Chester, CH4 9EQ
Offers over - £1,000,000

Rostons are delighted to present Wallets Barn to the market, an exceptional five bedroom barn conversion situated along Straight Mile in the highly sought after area of Poulton, Cheshire. Finished to an impeccable standard, the property boasts high quality fixtures and fittings throughout, offering beautifully appointed accommodation over two floors. The layout includes flexible reception rooms and generously sized bedrooms, providing ample living space.

To the ground floor there is a large reception hall, lounge, dining room, contemporary kitchen, study, utility room and WC. To the first floor there is a good size landing area, five bedrooms, en suite shower room and a family bathroom. Outside, the property features landscaped gardens, inviting patio areas, ample off road parking, and a detached double garage. In line with modern sustainability, Wallets Barn also benefits from an eco friendly ground source heating system.

LOCATION

Poulton, Cheshire, is a charming rural village nestled in the picturesque Cheshire countryside, offering a peaceful and idyllic setting perfect for those seeking a tranquil lifestyle. Known for its scenic beauty, Poulton boasts an abundance of open green spaces, lush farmlands, and stunning views of the surrounding landscapes.

Despite its countryside feel, Poulton is conveniently located within easy reach of nearby city centres such as Chester and Wrexham plus only a brief distance to the desirable villages of Pulford and Rossett. The area offers excellent transport links to major commercial areas of the North via the A55 North Wales expressway plus the M53 and M56 motorway networks.





ACCOMMODATION ENTRANCE HALL

A Crittall glass glazed door, through to the entrance hall with tiled flooring, glazed panel and door through to the reception hall.

RECEPTION HALL

A spacious reception hall offering the flexibility of utilising this as a formal dining area. Having double glazed windows to front and rear, tiled flooring with underfloor heating, glazed panel doors through to the dining room and Lounge. Impressive staircase with varnished timber open tread risers and glass

balustrade leading to the first-floor landing. Large walk-in cloaks with tiled flooring having continuation of the underfloor heating and a double-glazed window.

STUDY

Located off the reception hall, having double glazed windows to front and side, underfloor heating.

LOUNGE

Double glazed window to rear looking out onto the patio area. Underfloor heating, feature media wall. Door through to the sitting room.



SITTING ROOM

Double glazed windows to side and rear. Door leading out to the patio garden. Underfloor heating, stairs to the first floor Bedroom 5.

DINING ROOM

Situated off the reception hall and kitchen. Having double glazed windows to front. Tiled flooring, underfloor heating, large opening through to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a modern comprehensive range of wall base and drawer units. Preparation island/breakfast bar. Contrasting work surfaces and inset white Belfast style sink with mixer tap and kettle tap over. Tiled flooring, underfloor heating, double glazed windows to front, side and rear. Door access to both side and rear. Three skylight windows.

UTILITY

Fitted with a range of wall and base units. Contrasting work surfaces, inset white Belfast style sink with mixer tap over. Plumbing put in for a washing machine. Space for a tumbler dryer. Tiled flooring, under floor heating, glazed windows.

PLANT ROOM

With the central heating boiler and hot water cylinder.

W.C.

Having a W.C., vanity wash hand basin, tiled flooring, underfloor heating, double glazed window.



FIRST FLOOR LANDING

A large landing area with bow window and double glazed doors. Varnished timber flooring, exposed original beams.

BEDROOM 1

Master bedroom having skylight window, varnished timber flooring, under floor heating, exposed beams.

EN SUITE SHOWER ROOM

Comprising a tiled shower cubicle, with mains shower, vanity wash hand basin, w.c., heated tile rail, varnished timber flooring, skylight window.

REAR BEDROOM 2

Skylight window, varnished timber flooring, under floor heating, beamed ceiling.

FRONT BEDROOM 3

Double glazed window, varnished timber flooring, underfloor heating, beamed ceiling.

REAR BEDROOM 4

Skylight window, varnished timber flooring, under floor heating, exposed beams.

BEDROOM 5

Situated above the sitting room with staircase access. Double glazed window, varnished timber flooring, under floor heating.

FAMILY BATHROOM

Comprising a roll top bath, mixer tap and handheld showerhead. Shower cubicle with mains shower, vanity his and her wash hand basins, W.C., tiled flooring, electric radiator and heated towel rail. Beamed ceiling, skylight window.





EXTERNALLY

The property is approached by a straight mile. Access to your tarmac macadam driveway leading to a large block paved driveway providing ample off-road parking and a detached double garage with two sets of timber double doors, power, light and electric car charger points. Extensive patio area to the side and rear of the garage and the principal gardens have been landscaped to front, being mainly laid to lawn with additional patio area, hedge and wall plus timber fencing to boundary.

SERVICES

Mains water, electric, septic tank drainage, ground source heating.

COUNCIL TAX

To be confirmed.

EPC

Rating to be confirmed

DIRECTIONS

Sat Nav - CH4 9EQ

What3words

///pave.earphones.clustered

APPROXIMATE DISTANCES

Chester train station – 7.4 miles

Liverpool Airport – 29.5 miles

Manchester Airport – 38.2 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



LOCATION

The village provides a close knit, friendly community atmosphere, with a range of amenities including local pubs, shops, and recreational activities. It is also well-regarded for its excellent schools, making it an ideal choice for families. Whether you're looking for a quiet retreat, proximity to nature, or convenient access to city life, Poulton offers a perfect balance of rural charm and modern convenience.

With a selection of beautiful properties, from traditional cottages to contemporary homes, Poulton presents a unique opportunity to enjoy a countryside lifestyle in one of Cheshire's most desirable locations.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is a guide and based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



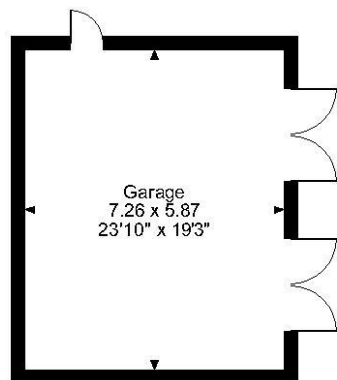
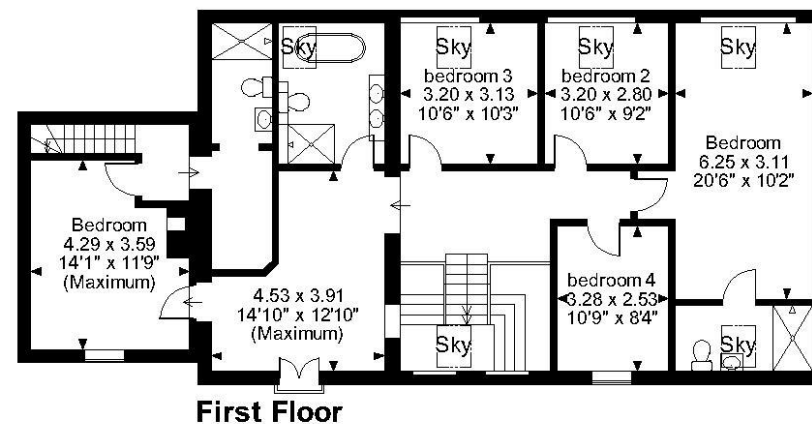
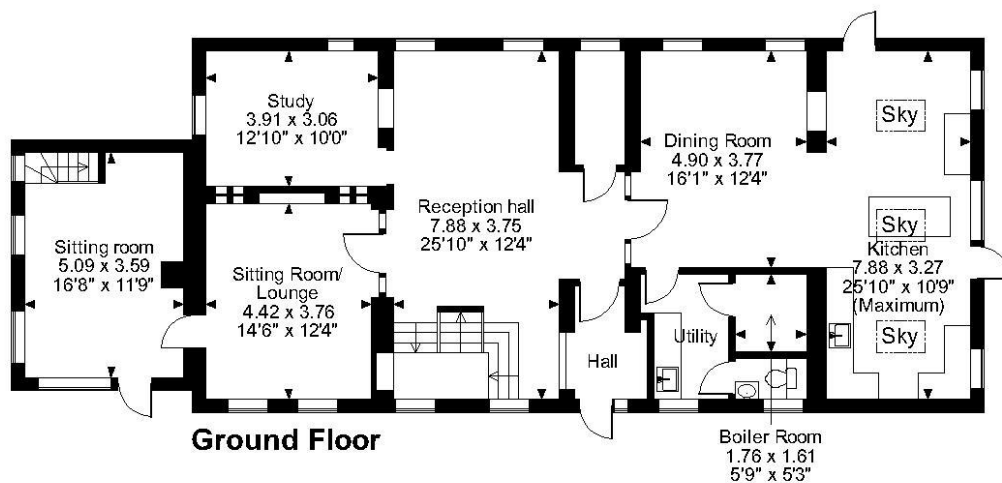
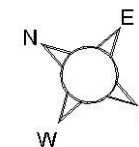
Straight Mile, Poulton, Walleys Barn, Chester

Approximate Gross Internal Area

Main House = 2976 Sq Ft/276 Sq M

Garage = 459 Sq Ft/43 Sq M

Total = 3435 Sq Ft/319 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Follow us on   

Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

Rostons  **VILLAGE & COUNTRY HOMES**

01829 773000 | www.rostons.co.uk