



4 New Farm Court
The Village, Great Barrow, Chester, Cheshire, CH3 7LS

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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The Village, Great Barrow, Chester,
Cheshire, CH3 7LS

Offers Over - £300,000

Rostons are delighted to present this superb three bedroom semi detached home, perfectly positioned within a quiet cul-de-sac in the highly sought after village of Great Barrow, Cheshire. Set within easily managed gardens, the home also benefits from ample off road parking and a garage.

The accommodation briefly comprises, entrance porch, spacious lounge/dining room, inner hallway, ground floor WC, a stylish modern kitchen, and a practical utility room. To the first floor, there are three well proportioned bedrooms and a generously sized contemporary shower room.

LOCATION

Nestled in the heart of the Cheshire countryside, Great Barrow is a highly desirable and picturesque village offering a perfect blend of rural tranquillity and accessibility. Located just six miles east of Chester, this historic village is known for its charming period homes, vibrant community, and scenic surroundings. The village features a mix of traditional and modern housing, from elegant Georgian properties and character cottages to tasteful new build properties. At its heart is a welcoming pub, a highly regarded primary school, and a beautiful parish church, all contributing to a strong sense of community. For commuters, Great Barrow is ideally positioned, with easy access to the A51 and A55, connecting to Chester, North Wales, and the M6 motorway. Chester Railway Station provides regular services to Liverpool, Manchester, and London. Surrounded by open farmland and green space, the area is perfect for walking, cycling, and equestrian pursuits, while nearby Tarvin, Christleton and Waverton offer additional amenities including shops, pubs, and healthcare services.

Whether you are seeking a peaceful village lifestyle or a base with convenient links to major urban centres, Great Barrow represents a superb opportunity to enjoy the best of Cheshire living.





ACCOMMODATION ENTRANCE PORCH

Double glazed door through to the entrance porch having an inner door through to the lounge/dining room.

LOUNGE/DINING ROOM

A good size open plan lounge/dining room having double glazed windows to front and side, gas fire, fitted shelving, two radiators, coved ceiling, door to inner hall.

INNER HALL

Stairs to the first floor landing with a useful storage cupboard beneath, coved ceiling, tiled flooring, radiator, doors to kitchen, WC/utility room.

WC

WC, wash hand basin, tiled flooring and part tiled walls, window.



UTILITY ROOM

A comprehensive range of storage units, worksurface and a plumbing point for a washing machine, together with space for a tumble dryer, central heating boiler, tiled flooring, door and window to side.

KITCHEN

Wall, base and drawer units, granite worksurfaces, small breakfast bar, inset stainless steel sink unit with a mixer tap over, electric oven, gas hob, extractor, tiled flooring, radiator, two double glazed windows, double doors to conservatory.

CONSERVATORY

With double glazed windows and double doors to outside.

FIRST FLOOR LANDING

Airing cupboard, loft access point.

BEDROOM 1

A large double bedroom with a double glazed window to front, fitted wardrobe, coved ceiling, radiator.

BEDROOM 2

A double bedroom with a double glazed window to front, fitted wardrobe, coved ceiling, radiator.

BEDROOM 3

A single bedroom with two double glazed windows to rear.



SHOWER ROOM

Shower base tray, shower screen, electric shower, WC and wash hand basin, tiled walls, radiator, double glazed window.

OUTSIDE

Pathway leading to the front entrance, stocked shrubbery frontage and gravel garden plus ample driveway parking which leads to the SINGLE GARAGE. The rear garden is landscaped and is paved with further shrubbery beds and courtesy door to garage.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

E

EPC

C





DIRECTIONS

Sat Nav – CH3 7LS

What3words-

///gratitude.buying.cosmetic

APPROXIMATE DISTANCES

Chester - 6 miles

Liverpool Airport - 26 miles

Manchester Airport - 35 miles

VIEWINGS

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



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

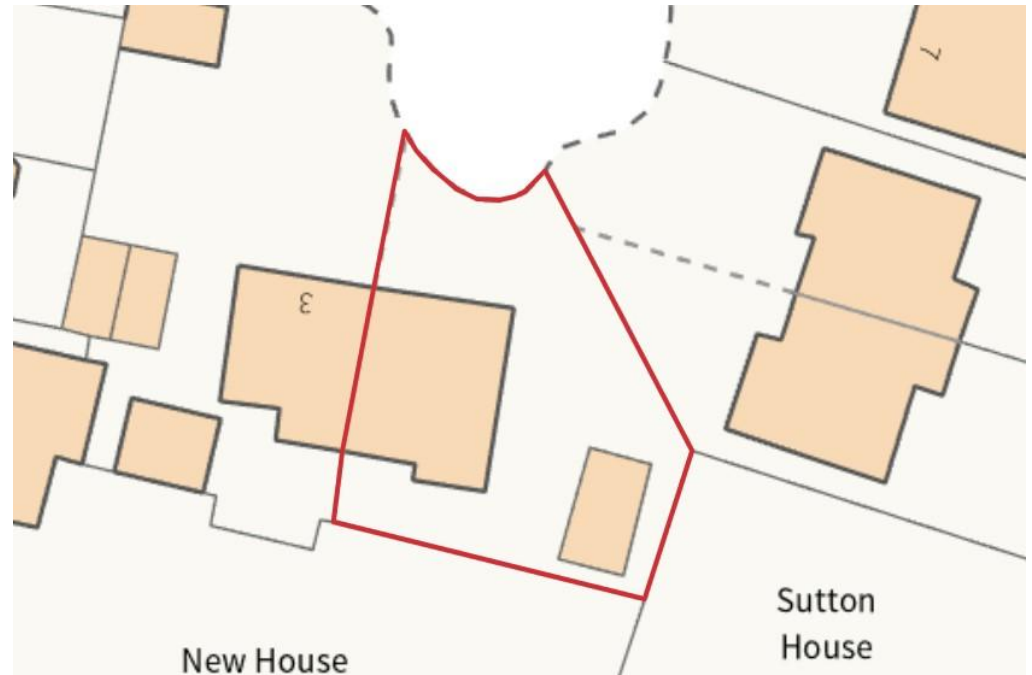
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

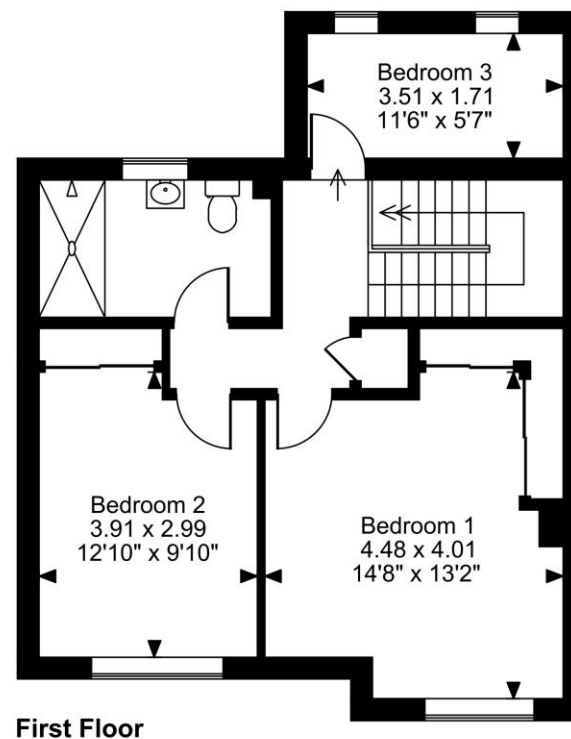
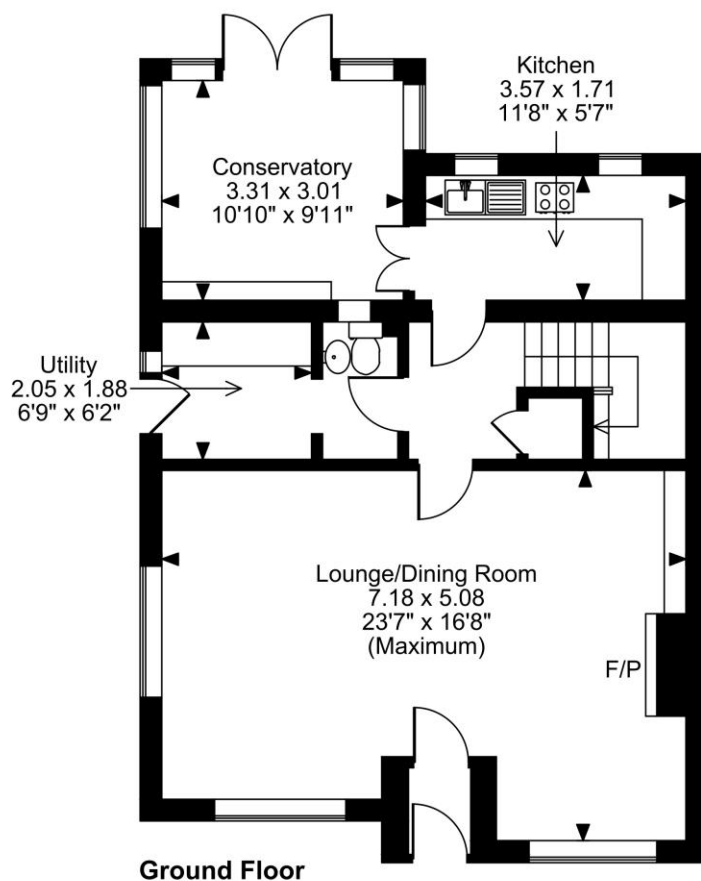
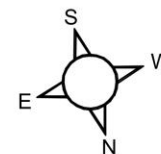
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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



New Farm Court, The Village, Great Barrow, Chester
Approximate Gross Internal Area
1291 Sq Ft/120 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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