



Roosting Barn

Straight Mile, Poulton, Chester, CH4 9EQ

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Guide Price - £895,000

An exceptional four bedroom detached barn conversion, situated in a highly sought after area of Cheshire, set within approximately 5.4 acres of land. This stunning home is surrounded by beautifully landscaped private gardens and benefits from extensive off road parking, a detached outbuilding with a double carport, two stables, and a store room. The accommodation has been finished to an impeccable standard, showcasing high quality contemporary fixtures and fittings throughout. The ground floor features a welcoming reception hall, a spacious sitting room, and an impressive open plan living/dining kitchen ideal for modern living. Additional ground floor accommodation includes a utility room, WC, and two generously sized double bedrooms, both with en suite shower rooms. The principal bedroom also boasts a dedicated dressing area. Upstairs, a galleried landing provides a versatile space, perfect for a home office or reading area. The first floor also comprises a third bedroom with en suite shower room, a fourth bedroom, and a well appointed family bathroom. Set well back from the road, the property is accessed via a gated driveway beyond the neighbouring Wallets Barn. Externally, the grounds feature a striking ornamental pond and open land to the side and rear, offering superb equestrian potential.

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 it's 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

Crittall glass door and side windows lead through to the reception hall.

RECEPTION HALL

A welcoming reception hall leading off to the open plan living kitchen and sitting room, having a useful storage cupboard, under floor heating and a large boiler room with door access to outside.

SITTING ROOM

A cosy sitting room accessed from the entrance hall via glazed double doors having a double glazed window to rear, cast iron burner and under floor heating.

OPEN PLAN LIVING KITCHEN

Dining area having a Crittall glazed door and side windows to outside, staircase rising to the gallery landing area and exposed beams. Under floor heating throughout with this area seamlessly flowing through to the kitchen and sitting area.



The kitchen has been beautifully appointed, offering a range of wall base and drawer units plus central preparation island incorporating a breakfast bar. There are contrasting work surfaces and the appliances include a range cooker, and extractor plus an integrated fridge/freezer.

There is a small seating area and double glazed windows, plus Crittall glazed door to outside and a matching vestibule partition to a vestibule/utility area with coat hanging space and further access to outside via a Crittall glazed door.

UTILITY

Base level units, granite worksurfaces, integrated washing machine, tiled splashbacks, double glazed window, door to WC.

WC

With back to the wall vanity furniture incorporating a WC and wash hand basin, double glazed window.

BEDROOM 1

Master bedroom with double glazed windows and door access to outside, underfloor heating, exposed beams. Dressing area with fitted wardrobe furniture.

ENSUITE SHOWER ROOM

shower base tray, shower screen and an electric shower, WC and wash hand basin, heated towel rail, tiled flooring.



BEDROOM 2

Double glazed windows, under floor heating.

EN SUITE SHOWER ROOM

shower base tray, shower screen and an electric shower, heated towel rail, tiled flooring, double glazed window.

GALLERY LANDING

Skylight window, ideal home office workspace, storage cupboard.

BEDROOM 3

Skylight window, under floor heating.

ENSUITE SHOWER ROOM

electric shower, WC and wash hand basin.

BEDROOM 4

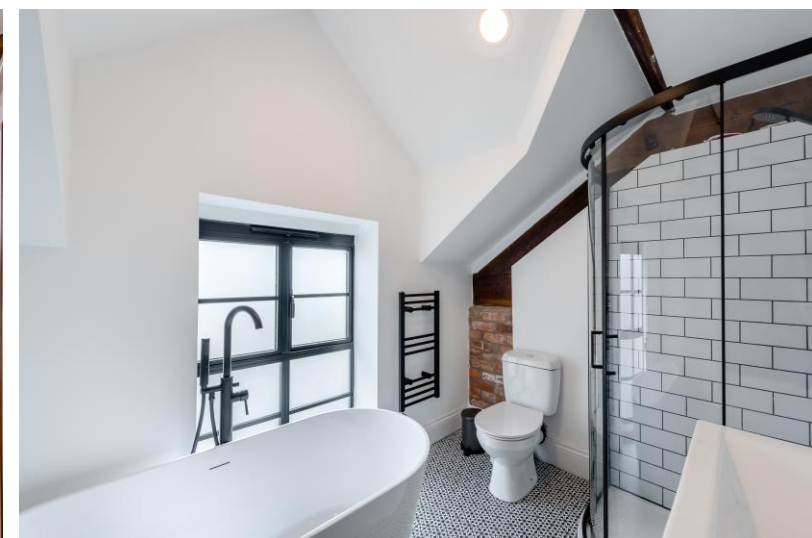
Double glazed window, under floor heating.

FAMILY BATHROOM

Roll top bath with central mixer tap and hand held shower head, shower cubicle with mains shower, WC and vanity wash hand basin, heated towel rail, tiled flooring, double glazed window.

OUTSIDE

Set back from the road along a gated driveway extending to ample off road parking and large landscaped lawned gardens, extensive patio area and additional patio area and pergola to the side of the stables.





OUTBUILDINGS

Large outbuilding incorporating, two stables, stores, bat loft and a double car port. Large yard area to the front of the outbuilding.

LAND

Land to the side and rear of the property, in all extending to approximately 5.4 acres.

SERVICES

Mains electric, water, private drainage, ground source heating.

COUNCIL TAX

G

EPC

C

DIRECTIONS

Sat nav – CH4 9EQ

What3words ///swerves.weary.dreading

APPROXIMATE DISTANCES

Chester train station – 7.4 miles

Manchester airport – 38.2 miles

Liverpool airport – 29.5 miles



VIEWINGS

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

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

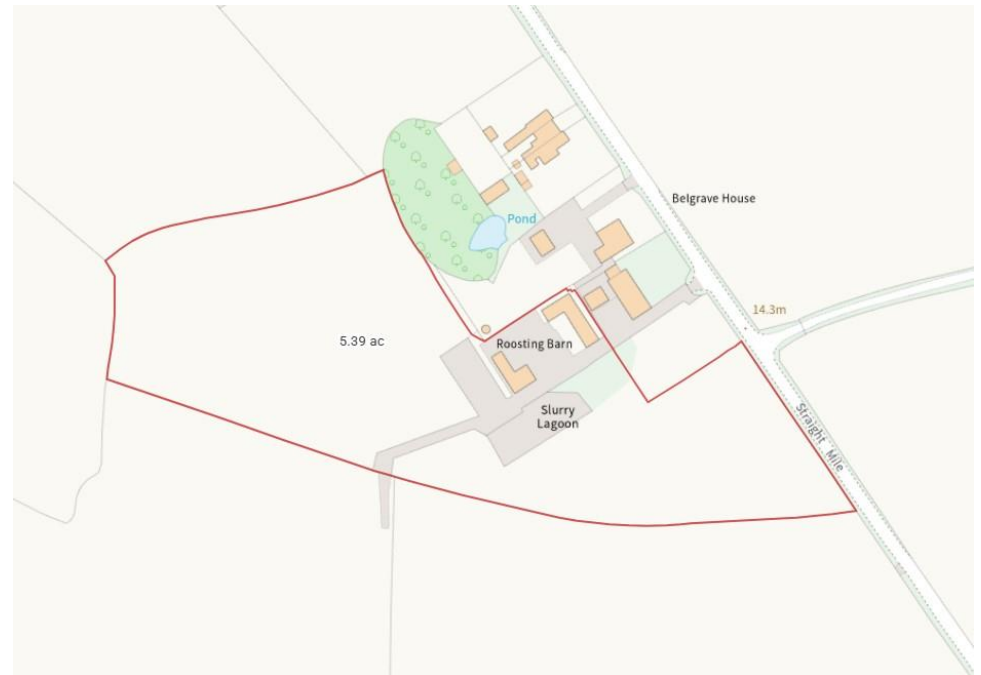
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

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

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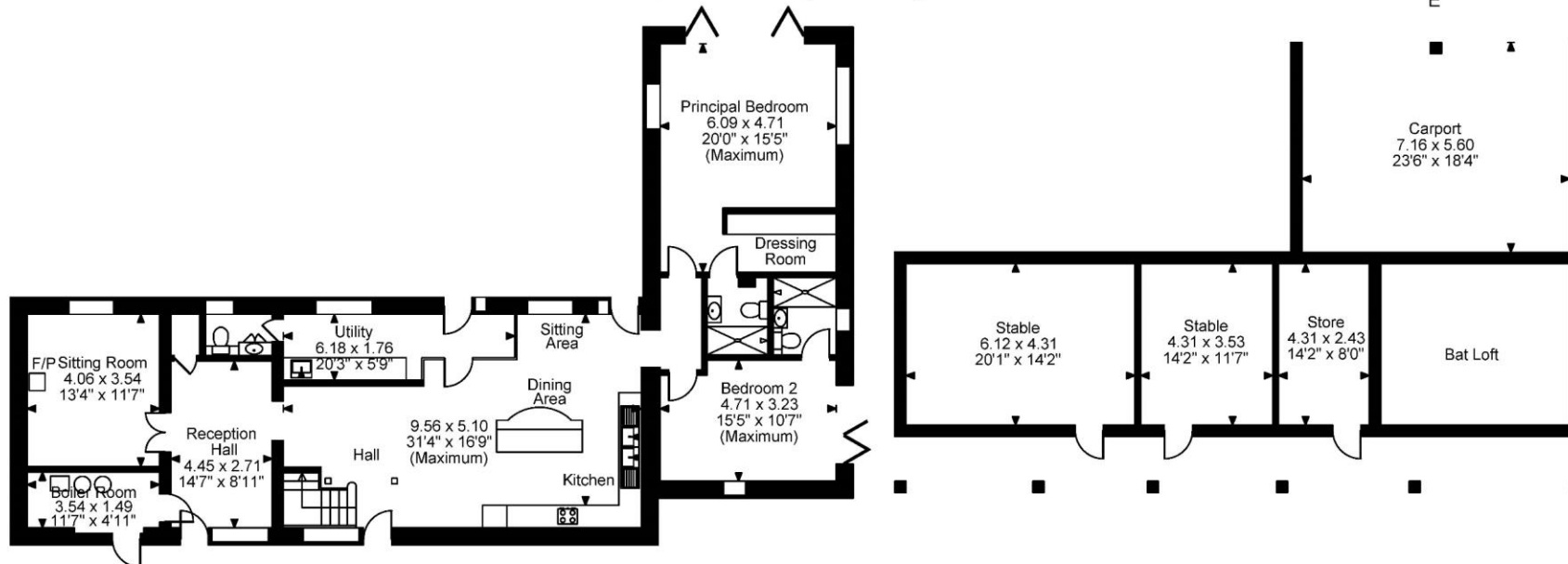
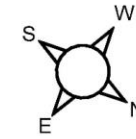
Approximate Gross Internal Area

Main House = 2095 Sq Ft/195 Sq M

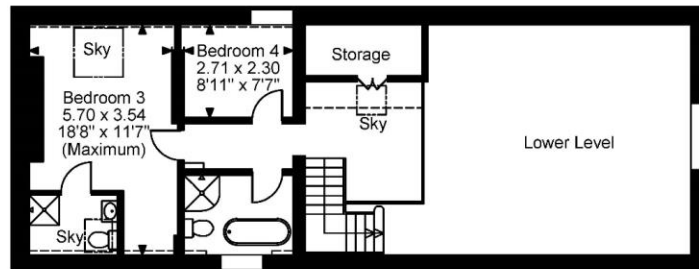
Carport = 432 Sq Ft/40 Sq M

Outbuilding = 574 Sq Ft/53 Sq M

Total = 3101 Sq Ft/288 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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