



Manor Farm Barns
WILLINGTON, TARPORLEY

Manor Farm Barns

WILLINGTON, TARPORLEY



A four bedroom barn conversion offering the perfect blend of contemporary luxury and charming rural character nestled in the picturesque hamlet of Willington and within walking distance to Kelsall.



FEATURES

- Four bedroom barn conversion
- Large garden and patio
- Stunning countryside views
- Oak framed double car port
- High specification finish throughout
- Exclusive development in Willington
- EPC rating B



DESCRIPTION

No 2 Manor Farm Barns occupies an enviable corner position within this exclusive development of five luxury properties restored by Cheshire based development company - Castle Court Property Limited. The property's accommodation extends over 1900 sq ft with a significant garden and double Oak framed car port. From the garden, far-reaching panoramic views across the Cheshire countryside and beyond can be enjoyed. Sites of iconic landmarks including Beeston and Peckforton Castle, The Clwydian Range and Liverpool Cathedral can be appreciated.

This stunning family home showcases high-quality design and impeccable finishes throughout including spectacular restored original beams. The heart of the home is the open-plan kitchen/ dining/ living room, designed for modern family living. Featuring two sets of flush access bi-fold doors, the room not only maximizes natural light but also provides access to the Indian stone patio and breathtaking views across open countryside. The Symphony kitchen is adorned with pristine Carrara quartz work surfaces, complemented by stylish painted doors in a refined Cooks Blue with integrated appliances, Belfast sink and a convenient boiler tap. There is also a large pantry and utility room.

The separate sitting room is perfect for cozy evenings with bi-fold doors leading to the garden creating an effortless flow between indoor and outdoor spaces. A convenient downstairs shower room adds to the practicality of this home.



Upstairs, you will find four generous bedrooms (one with en suite shower room.) The family bathroom is elegantly appointed and serves the additional bedrooms.

SITUATION

Set in an enviable and elevated position in the hamlet of Willington, surrounded by the stunning Cheshire countryside, the location offers a perfect blend of rural charm and accessibility to local amenities. The highly desirable village of Kelsall is on the doorstep and provides a range of amenities including community centre, playground, tennis club, medical centre, Coop, coffee shop and church. There are several pubs within walking distance including The Brunning & Price Morris Dancer in the village centre, Wheatwood Brewery tap room and The Boot in Willington. The area is renowned for countryside walks, in particular the Sandstone Trail and Delamere Forest.

The location caters well for education requirements with Kelsall Primary School down the road, Ashton Hayes Primary School and Tarporley High School. Highly regarded independent education is available at King's and The Queen's Schools in Chester, and Abbey Gate College at Saighton.

The more extensive amenities of Chester can be reached in 20 minutes which include a range of bars, restaurants, shops and leisure facilities. The location has convenient access to M53 and the A55 and there are good transport connections to Warrington, Liverpool, Manchester and North Wales. Chester railway station provides direct regular services to London in approximately 2 hours. Both Manchester and Liverpool airport can be reached within a 45-minute drive.









TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

Air source heating. Mains electricity and water. Treatment plant drainage. 1000mps FTTP Fibre broadband.

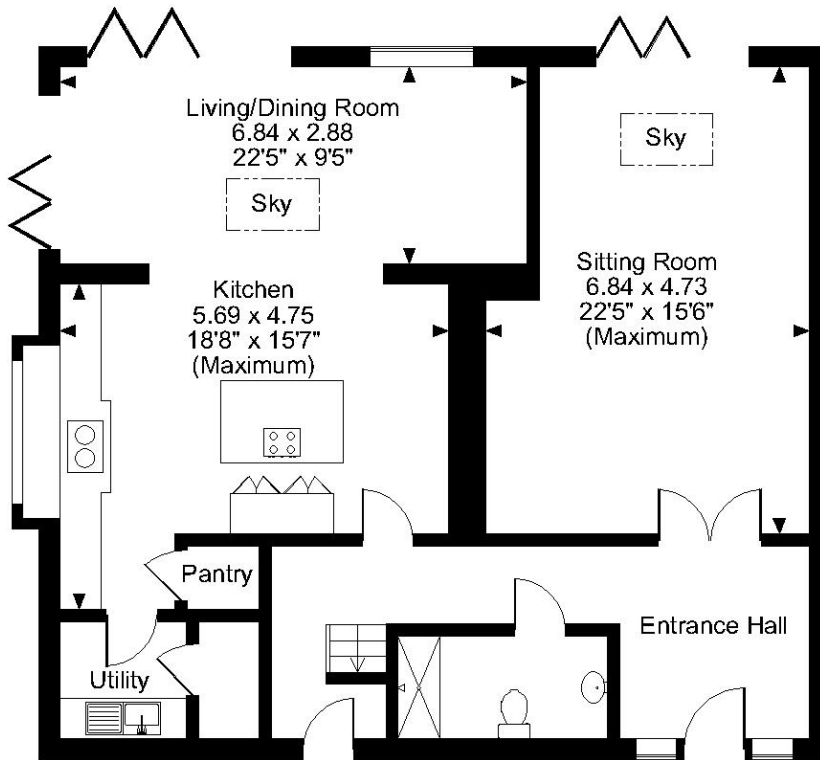
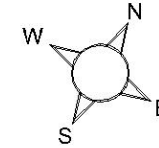
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 40288 or emailing residential@legatowen.co.uk

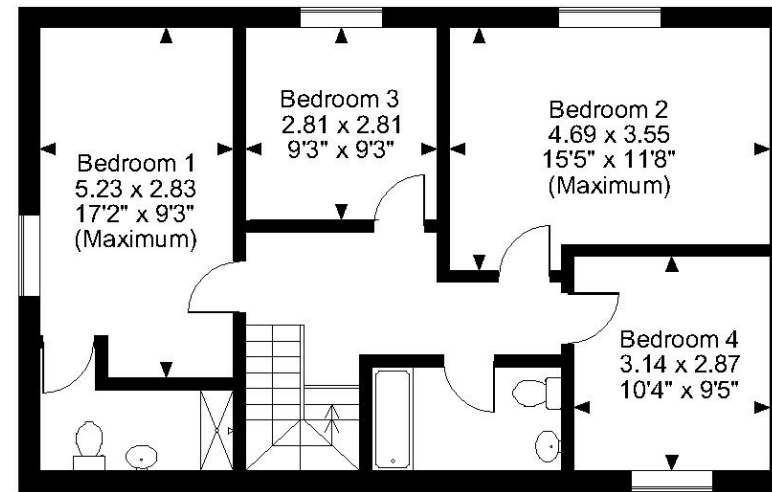
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 100 A |
| 81-91 | B | 81 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOORPLAN

Manor Farm Barns, Tarporley Approximate Gross Internal Area 1908 Sq Ft/177 Sq M



Ground Floor



First Floor

LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk