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£1,200 PCM

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A charming and beautifully presented barn conversion located in the picturesque village of Eaton, near Tarporley. Set over three floors, this spacious home combines character features with modern living.

PLEASE NOTE: The property will be repainted throughout in a neutral colour scheme.

Council Tax Band - F
EPC Rating - C

Description

The ground floor of this characterful barn conversion offers a beautifully appointed breakfast kitchen, thoughtfully designed with a range of fitted units, quality appliances, and ample space for casual dining. Just off the kitchen is a practical utility room providing additional storage and laundry facilities. A separate formal dining room provides the perfect setting for entertaining guests or hosting family meals, while a conveniently located downstairs WC completes the ground floor layout.

A turned staircase, enhanced by original exposed beams, leads to the upper floors. On the first floor, you'll find an exceptionally generous dual-aspect sitting room, filled with natural light and offering views to both the front and rear—ideal for both relaxing and entertaining.

The principal bedroom features a private en-suite shower room and enjoys a peaceful position within the home. Three further double bedrooms are arranged over the second floor, all offering comfortable proportions and plenty of natural light. These are served by a stylish and well-appointed family bathroom with contemporary fittings.

Outside, the property enjoys a large enclosed rear garden—ideal for relaxing or outdoor dining—as well as convenient parking to both the front and rear.

Location

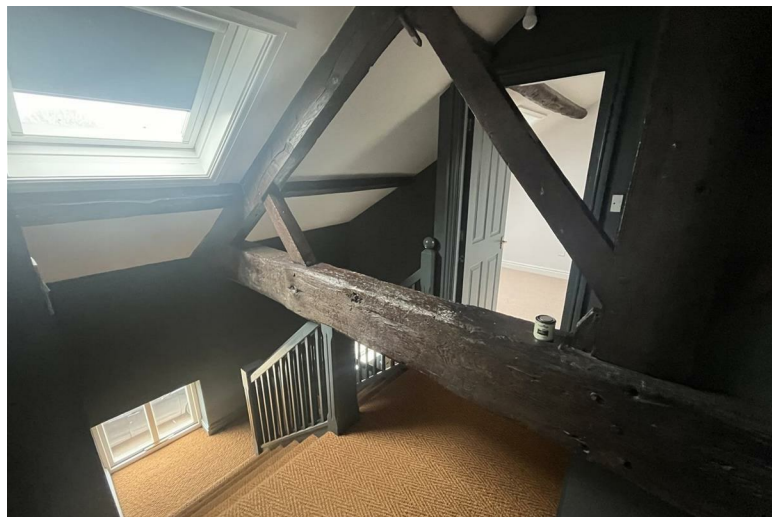
Eaton is a picturesque semi-rural village nestled in the heart of Cheshire, just two

miles from the thriving centre of Tarporley. Known for its distinct character and strong sense of community, the village is home to a charming church and a welcoming village hall that hosts a variety of local events.


A particular highlight is Eaton Primary School, which is widely regarded as one of the area's most sought-after state primary schools and serves as a feeder to the highly regarded Tarporley High School, which is easily accessible via a dedicated school bus service.

Nearby, the Georgian village of Tarporley is one of Cheshire's most desirable destinations. Its vibrant High Street blends historic architecture with tasteful modern development and offers a wide selection of independent shops, cafes, pubs, and restaurants. Additional amenities include a doctors' surgery, dental practice, primary and high schools, tennis club, community centre, and several well-supported churches.

Eaton also offers excellent transport links, making it an ideal base for commuters. Rail services are available from nearby Crewe, Hartford, and Chester, while road connections include easy access to the A49, M6, M56, and A534. Both Manchester and Liverpool International Airports are within a 45-minute drive, and the historic city of Chester is just 12 miles away, with Manchester city centre approximately 35 miles distant.



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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