



**CHESHIRE
LAMONT**

The Old Corn Barn, Oulton, Tarporley

The Old Corn Barn

Park Road, Oulton, CW6 9BH

The Old Corn Barn is a well proportioned property extending to approximately 3000 sq ft and is finished to a particularly high specification. The property has the ability to provide Three/Four Bedrooms all with En-suite facilities (subject to requirements) along with delightful light and airy living accommodation. The property is accessed via automated gates which lead onto a gravelled driveway providing parking to the front of a large Double Garage. The gardens comprise an entertaining terrace ideal for those looking for low maintenance. Inspection is highly recommended.

Location

Oulton is a quiet tranquil hamlet and is surrounded by popular semi-rural villages and houses its own mill pool. Close by, Little Budworth is a popular village that has its own public houses, church and picturesque country park ideal for both walkers and horse riders. Nearby is the well known Hollies farm Shop which provides local produce, Oulton Park and Cheshire Polo Club. Within two miles is the award winning village of Tarporley and is renowned for its historic high street, which is located approximately 12 miles from Chester and offers a superb range of amenities. There is also a range of restaurants and public houses. Additionally, Tarporley has the added benefit of two highly regarded golf courses, has its own two churches and both a primary and a secondary school which has an 'outstanding' Ofsted report. There is easy access to the surrounding villages, motorway and railway networks.

Accommodation

A solid oak front door opens to a spacious light and airy **Reception Hall** with feature cathedral style window rising to a 4.0m ceiling height and a 4.3m wide picture window incorporating bi-fold doors. The Reception Hall gives access to a magnificent **11.1 m Open Plan Living/Dining Room** which is finished with a solid oak floor and has a 3.0m wide x 3.9m high picture window which overlooks the front terrace. The **Kitchen Breakfast Room 5.5m x 5.5m** provides three ovens all with four burner gas hobs above. Additional appliances include a microwave, larder fridge, larder freezer and dishwasher. There are granite work surfaces and a large centre island, this is also finished with a granite work surface creating a four person breakfast bar. There is a **Versatile Further Reception Room 5.6m x 5.4m** currently utilised as a Gym, this is finished with an oak floor and has two sets of glazed doors opening to the front. However, it also lends itself to providing a Ground Floor Third Double Bedroom if desired with En suite facilities.



There is a Spa Area which includes a hot tub with Shower Room and WC facility beyond, this could be converted to provide a Double Bedroom with En-suite facilities if desired.

A contemporary open glass staircase rises to a galleried **First Floor Landing 6.1m x 5.4m** is currently utilised as an open plan Living Room. The Two principle double bedrooms are of generous proportions and benefit from well appointed En-suite Shower Rooms with Dressing Room facilities.

Externally

A splayed entrance with automated gates open to a gravelled drive providing parking to front of a large **Double Garage** beyond. The gardens are low maintenance and comprise a large India stone patio area 10.0m x 3.5m which is ideal for alfresco entertaining and enjoys a South Westerly orientation.

Directions

From Tarporley head North on the A49 Warrington Road proceeding up the bypass and down Luddington Hill to Cotebrook approximately two miles passing the Alvanley Arms Public House on the right hand side and shortly after turn right into Oulton Mill Lane, follow Oulton Mill Lane for a further half a mile taking the left fork and at the T-junction turn left onto Park Road. Proceed past Oulton Mill Pond and immediately after the second set of gates give access to Old Corn Barn.

Tarporley 2.7 miles – Little Budworth – 1 mile – Eaton village 1.5 miles – Chester 12.5 miles.

What three words app

Ramp.Fiery.Buildings

Services (Not tested)/Tenure

Mains Water, Electricity, Oil Fired Central Heating, LPG (for gas hobs and ovens) Private Drainage/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Plans illustrate proposed accommodation

Millpool House, Park Road, Little Budworth, Tarporley, CW6 9BH

SALES DIMENSIONS

Room name	Dim (mm)
Ground Floor	
Kitchen	5500 x 5500
Dining / Snug	11130 x 5400
Lobby / Sun Room	5900 x 2530
Gym	5790 x 5400
Spa	4410 x 5400
Treatment Room / shower	3380 x 2760
Store	2470 x 1600
Garage	7880 x 5645
First Floor	
Lounge	6140 x 5400
Bed 1	5500 x 3770
Bed 1 ensuite	2620 x 1530
Bed 1 dress	2780 x 1530
Bed 2	5400 x 3240
Bed 2 ensuite	3170 x 1590
Bed 2 dress	2130 x 1590

AREA SCHEDULE:

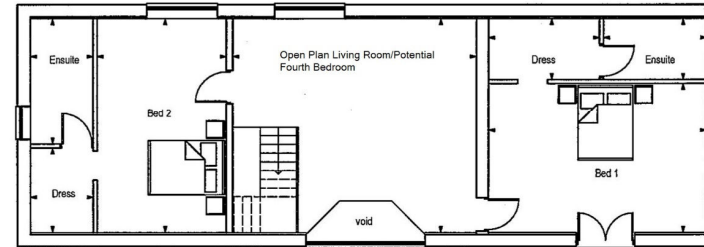
Ground floor = 187m² (2013f2)

First Floor = 92m² (990f2)

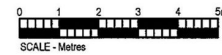
TOTAL = 279m² (3,003f2)

NOTE: AREAS EXCLUDE GARAGE

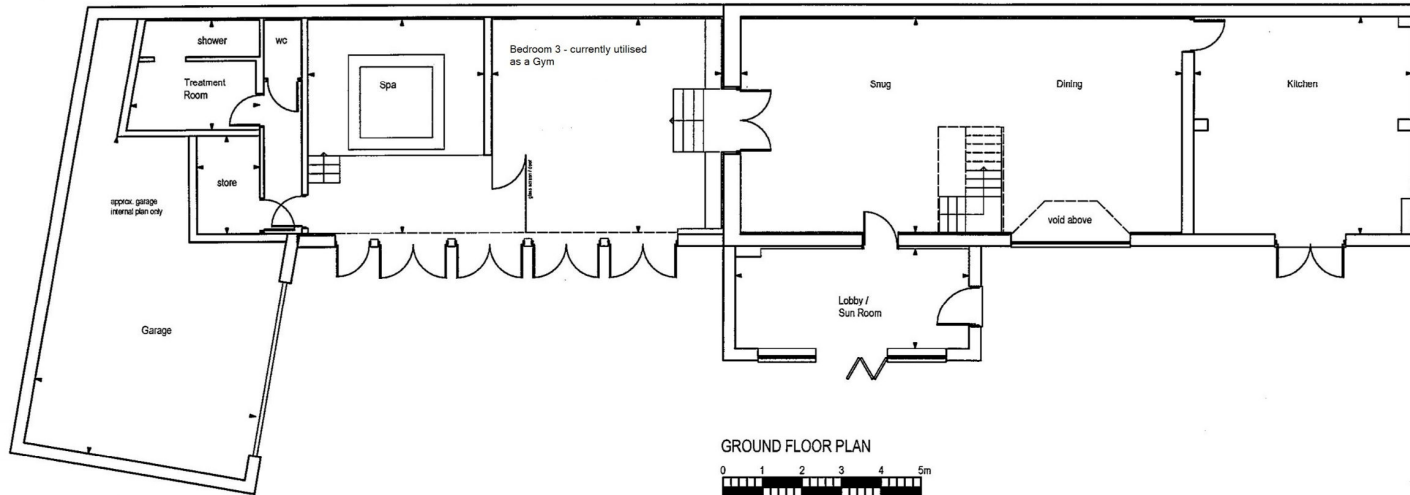
Garage = 46m² (495f2)



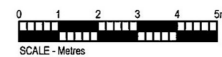
FIRST FLOOR PLAN



Open Plan Living Room -
Potential Fourth Bedroom



GROUND FLOOR PLAN



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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