



**CHESHIRE  
LAMONT**

**4 Burton Hall Barns, Burton, Tarporley**



# 4 Burton Hall Barns

Burton, Tarporley CW6 0ER

Burton Hall Barns was developed by Conran Developments in 2004, they created four attractive individual Grade II listed properties. Number Four offers well proportioned living accommodation and two Double Bedrooms, both En-suite overlooking the attractive courtyard setting to the front.

- Attractive characterful Reception Room with log burning stove, 6.0m Open Plan Kitchen Diner, Utility Room.
- Master Bedroom with En-suite Shower Room, Guest Bedroom Two with En-suite Bathroom.
- Open fronted Single Garage, attractive communal courtyard principally laid to lawn, South facing front garden area. Gravelled area to the back of the property.

## Location

Burton is a rural hamlet situated between Tarporley and Tarvin. Attractive country walks can be enjoyed from the property. Burton is conveniently situated for Tarporley 3.5 miles and Tarvin 2.3 miles both provide shopping facilities for everyday purposes with Chester City Centre within 7.5 miles which offers the national supermarket chains and retailing outlets.

## Accommodation

A part glazed front door opens to a spacious and welcoming Kitchen Diner with both a Living Room and Utility Room off as well as an oak detailed staircase rising to the first floor which reflects the exposed ceiling timbers. The **Kitchen Diner is L-shaped 6.0m x 3.1m widening to 5.1m** this is fitted with wall and floor cupboards complemented with a timber work surface. Appliances include a four ring ceramic hob with extractor above and oven beneath, integrated undercounter fridge. The Dining Area comfortably accommodates a six/eight person dining table and larger on occasion, as well as there being space for a couple of easy chairs and a coffee table if desired. A natural stone floor continues seamlessly into the **Utility Room** which also benefits from a Housekeepers Cupboard, plumbing for a washing machine, low level WC and pedestal wash hand basin. The **Living Room 5.0m x 3.5m** is an attractive cosy reception room, features include a log burning stove, exposed beamed ceilings, oak flooring, windows to both front and rear elevations as well as three hexagonal shaped windows within the side elevation.



To the first floor there are two Double Bedrooms both En-suite. **Bedroom One 4.8m x 3.8m** has a vaulted ceiling and exposed original king post roof truss as well as a deep low level recess which could be utilised for storage or accommodating a chest of drawers. The **En-suite Shower Room** is fitted with a tiled shower enclosure, pedestal wash hand basin and low level WC. **Bedroom Two 3.5m x 3.5m** also has exposed ceiling timbers within the vaulted ceiling and an **En-suite Bathroom** which includes a low level WC and wall mounted wash hand basin.

#### Externally

The property is situated within an attractive courtyard, there is a shared lawned amenity area to the front creating an attractive outlook from the property. There is also an open fronted **Single Garage** that is allocated to the property. Number Four has a low maintenance gravelled area to the front, this is South facing and could be utilised as a Sitting Area if desired, with a further enclosed garden area to the rear.

#### Directions

**What three words app – tinned-polishing-coverings.**

From Tarporley head towards Chester on the A51 for three miles turning left immediately after the primary school at Duddon crossroads signposted Waverton. After approximately half a mile take the first turning on the left and then left again at the T-junction. Follow the road into Burton and where the road bends to the left in front of Burton Hall turn right into the courtyard for Burton Hall Barns.

#### Services (Not tested)/Tenure

Mains Water, Electricity, Oil Fired Central Heating, Shared Private Drainage System.

Leasehold – 999 year lease starting from 2004.

Ground Rent is £100 per annum and the service charge is circa £375 per annum.

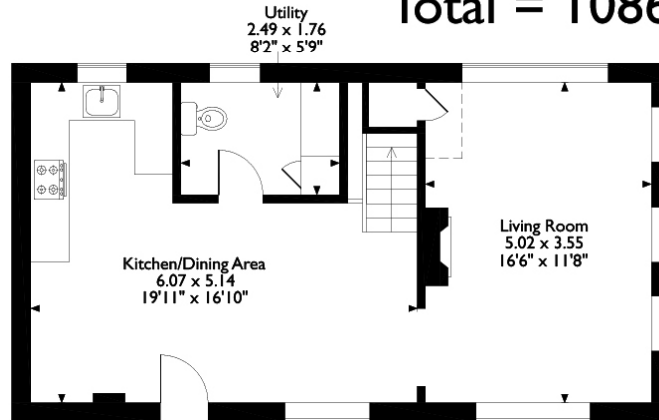
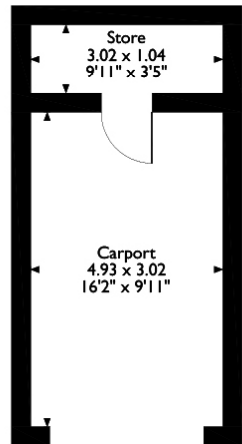
#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

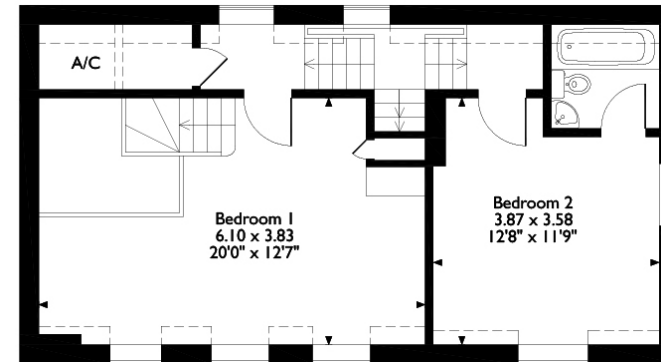




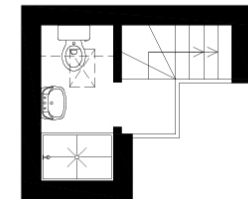
Approximate Gross Internal Area  
 Main House = 1054 sqft/98 sqm  
 Store = 32 sqft/3 sqm  
 Total = 1086 sqft/101 sqm



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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