



Burton, Nr. Tarporley



2 Burton Hall Barns, Burton, Nr. Tarporley, CW6 0ER.

Situated within a small courtyard development of just five properties this Grade II Listed barn has been sympathetically converted to retain the integrity and character of the original property yet creating an attractive family home offering well proportioned accommodation with a secluded west facing rear garden.

- Conveniently situated within the rural hamlet of Burton between Tarporley and Tarvin.
- Reception Hall, Living Room, Dining Room, Kitchen Breakfast Room, Utility, Cloakroom.
- Attractive first floor landing, Three Double Bedrooms, Two Bathrooms.
- Secluded west facing rear garden with wildlife garden area beyond, open fronted Garage.

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 oak framed front door opens to a spacious and welcoming **Reception Hall 4.3m x 2.7m** features include sympathetically restored exposed ceiling timbers which compliment the oak detailed staircase. A travertine tiled floor runs throughout and continues seamlessly into both the kitchen, breakfast room and cloakroom.

The well proportioned **Living Room 5.4m x 5.1m** is a particularly attractive reception room with windows overlooking the front courtyard and rear garden. A central fireplace is fitted with a Clearview log burning stove set upon a yorkstone hearth with oak mantel above which compliments the exposed oak floor. From the Living Room a part glazed door gives access to the rear garden. The **Dining Room 3.9m x 2.5m** also overlooks the rear garden and is finished with oak flooring.

Timber painted double doors from the Reception Hall give access to the **Kitchen Breakfast Room 5.4m x 4.7m** (dimensions include utility room note floor plan). The kitchen is extensively fitted with wall and floor cupboards and these are complimented with granite work surfaces.



Appliances include a Range cooker with six ring ceramic hob and double oven with extractor above, there is an integrated dishwasher and undercounter fridge and freezer. The dining area comfortably accommodates a six person everyday dining table and a glazed door opens onto the secluded west facing rear garden. The **Utility Room** off the kitchen is fitted with additional kitchen units including a house keepers cupboard. There is plumbing for a washing machine and a stainless steel sink unit with drainer set within the work surface. The **Cloakroom** is this is fitted with a low level WC and pedestal wash hand basin.

To the First Floor there is an attractive oval shaped window overlooking the front courtyard. The **Landing 4.4m x 2.7m** has features include exposed king post roof trusses and gives access to three double bedrooms and two bathrooms (one ensuite).

Bedroom One 5.5m x 5.3m creates a generous Master Suite and includes fitted wardrobes a vaulted ceiling with a feature exposed king post roof truss. The **Ensuite Bathroom** is fitted with a panelled bath, pedestal wash hand basin, shower facility, low level WC and heated towel rail. **Bedroom Two 5.7m x 2.6m** also benefits from fitted wardrobes and has a communicating door with the **Family Bathroom**. **Bedroom Three 4.0m x 2.8m** overlooks the front courtyard via an oval shaped window and also benefits from fitted wardrobes. The **Family Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

Externally

To the front of the property there is an attractive communal landscaped courtyard which is principally laid to lawn and includes a cobbled area which gives access to **four open fronted single garages**, one of which is allocated to number two. There is additional residents parking to the side of the garages. The secluded rear garden enjoys a westerly aspect and includes a large India stone patio/entertaining area which runs across the rear elevation of the property and can be accessed from both the kitchen and living room. There are good sized lawned gardens beyond with a gate at the bottom of the gardens opening to a wildlife area which is included within the sale.

Services/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.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

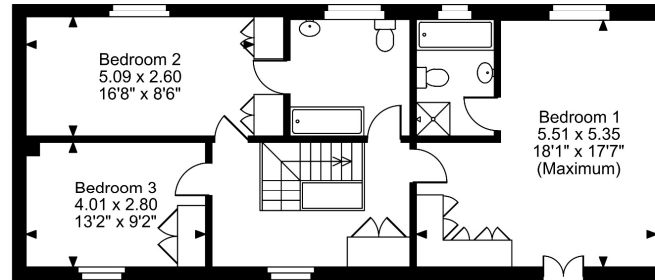
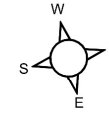
What3words : tinned-polishing-coverings.

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.

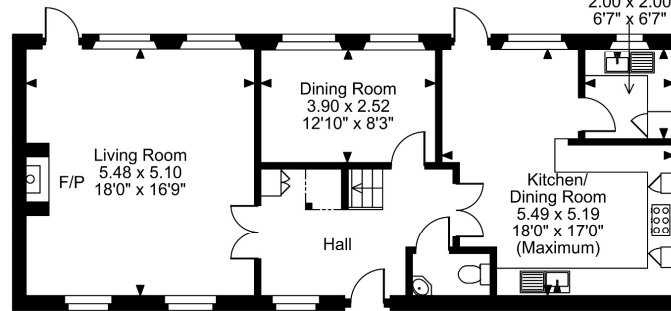




Approximate Gross Internal Area
Main House = 1689 Sq Ft/157 Sq M
Carport & Store = 199 Sq Ft/18 Sq M
Total = 1888 Sq Ft/175 Sq M



First Floor

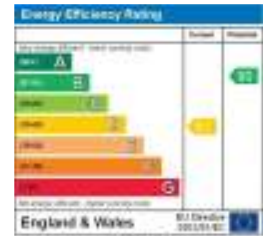


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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