



**CHESHIRE
LAMONT**

Gladstone Barns, Ashton Hayes, Chester

5 Gladstone Barns, Church Road, Ashton Hayes, Chester, CH3 8AS

A rare opportunity to purchase a large end barn conversion (2020) located within the picturesque village of Ashton Hayes with mains utilities.

- Centrally positioned in the popular village of Ashton Hayes overlooking farmland to the rear.
- The downstairs has a very large 8.2m x 7.1m (27'0" x 23'4") open plan kitchen, dining and living room. Additional living room with log burner, utility/boot room, snug/study, downstairs cloakroom and under stairs storage.
- Upstairs has four generous bedrooms, one ensuite and a family bathroom. Additional storage area.
- Private driveway, parking and double garage with electrics.
- Secluded SW facing walled garden with additional courtyard to side for alfresco entertaining.

Location

The property is situated off Church Road in a quiet location in the centre of Ashton Hayes village. The village offers a community shop, post office and the Golden Lion pub which has been purchased by the community and provides a further facility for this vibrant village. There is a primary school, day nursery, church and village hall. Also in the village there is a large playing field, (where outdoor community events are held) and a children's play area. 0.7 mile away at Mouldsworth is the Goshawk Gastro Pub, hairdresser and railway station to Chester (10 minutes) and Manchester (direct). There are further shops, pubs, health centre, pharmacies and amenities in Tarvin and Kelsall which are 2 miles away. Chester and Tarporley are 7 miles away (approx. 15 minutes by car) and nearby is Delamere Forest with a range of walking, Go Ape and other outdoor pursuits and facilities.

Accommodation

The front door opens to the **Entrance Hall** this is finished with a tiled floor and has a **Cloakroom** off. The well proportioned **Living Room 6.0m x 4.2m (19'7" x 13'10")** is fitted with a log burning stove, has column radiators and a window overlooking the front garden.

The magnificent open plan **Kitchen Dining Family Room 8.2m x 7.1m (27'0" x 23'4")** is extensively fitted with hand made kitchen units by the "Delamere Cabinet Company" these are complimented with quartz work surfaces and include a **Pantry/Breakfast Cupboard** and large centre island which provides a 6 person breakfast bar. Appliances include a Stoves Range cooker with double oven and 5 ring induction hob with extractor above, there is an integrated dishwasher and a housing unit for an American style fridge freezer. A heated tiled floor runs throughout continuing to the dining and informal family/sitting area.



The **Dining Area** comfortably accommodates an 8/10 person dining table and larger for an occasion. The **Sitting Area** can accommodate two large sofas or alternatively a large 'L' shaped sofa and easy chairs, this part of the room has glazed double doors opening onto an attractive secluded walled courtyard garden creating the perfect alfresco entertaining space. Off the kitchen there is a large **Utility/Boot Room 3.9m x 3.4m (12'9" x 11'4")** which also benefits from the heated tiled floor. This is fitted with additional storage cupboards also built by the 'Delamere Cabinet Company' complimented with timber work surfaces. There is a Belfast style ceramic sink unit and space beneath the work surface for a washing machine and tumble dryer. There is also space for additional white goods and a cloaks hanging area. A door gives access to the gardens.

The **Inner Hallway** gives access to the **Study 4.1m x 2.1m (13'7" x 6'11")** and a staircase rises to the first floor which has oak detailing and feature exposed mellow brick walling to either side. The **First Floor Landing** gives access to four double bedrooms and two bath/shower rooms (one ensuite) as well as a large **Walk in Storage Cupboard 2.5m x 1.1m (8'2" x 3'7")**.

The **Master Bedroom Suite 8.3m x 3.5m (27'2" x 7'6")** includes a **Large Bedroom Area 5.9m x 3.5m (19'7" x 11'5")** with built in wardrobes and a feature exposed king post roof truss to one of the walls. The large **Ensuite Shower 3.5m x 2.3m (11'5" x 7'6")** also has exposed king post roof truss detailing and is fitted with a quadrant shower enclosure, his and hers wash hand basins set within a vanity unit with storage cupboards beneath, low level WC, heated towel rail and a heated tiled floor along with a feature arched window.

Bedroom Two 4.8m x 4.2m (15'10" x 13'10") also has a feature arched window overlooking the garden and a detailed exposed king post roof truss the balance of which can be found in adjacent **Bedroom Three 4.1m x 3.5m (13'7" x 11'8")**. **Bedroom Four 4.1m x 3.5m (13'6" x 11'9")** is a further generous double bedroom which the current vendors utilise as an additional sitting room. The **Family Bathroom 3.5m x 2.5m deepening to 3.0m (11'5" x 8'2")** to include a large shower facility, there is also a panelled bath, pedestal wash hand basin, low level WC, heated towel rail and a heated tiled floor.

Externally

The property is initially accessed via a shared communal driveway off Church Road for the five properties of Gladstone Barns. There is additional communal visitor parking after which the property is the last barn accessed by a driveway with a private farm gate. There is then the **Detached Double Garage** with ample parking and turning space. The gardens to the rear of the property are principally laid to lawn and there is an attractive **walled courtyard at the rear 7.3 x 4.8 (23.11" x 15'8")** which is secluded and can be directly accessed via the kitchen dining family room.

Services

Mains water, electricity, gas and drainage.

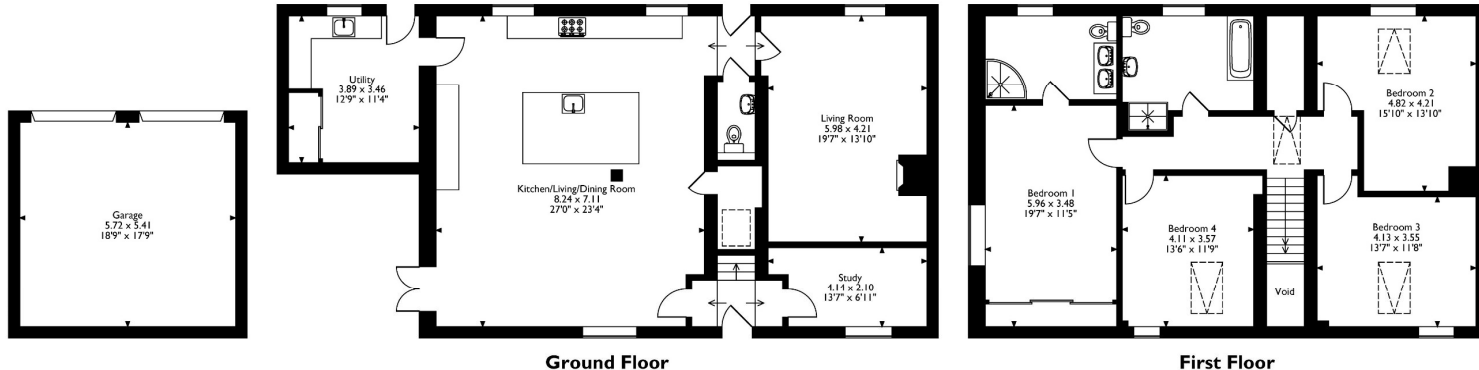
Viewing

By appointment with the Agents Tarporely office.





Approximate Gross Internal Area
Main House = 2465 sqft/229 sqm
Garage = 334 sqft/31 sqm
Total = 2799 sqft/260 sqm

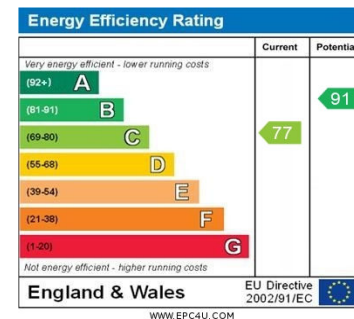


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

What3words : disprove.chartered.glare

From Tarvin head towards Northwich on the A56 Chester Road for approximately 1 mile turning left onto the B5393 Ashton Road signposted Ashton and Frodsham. Proceed into the village of Ashton Hayes and at the 'S' bends around the Golden Lion Public House and past the turning left to Gongar Lane, Gladstone Barns is the second driveway on the left hand side.



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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