



HIGHER FARM HOUSE

Barton, Cheshire

Rickitt
Partnership

Elegant Grade II farm house

Detached period house ♦ Grade II listed ♦ Three double bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ Cellar ♦ Family bathroom ♦ Enclosed lawned rear garden ♦ Off road parking ♦ NO CHAIN

Description

A delightful and well presented Grade II listed detached three double bedroom farm house located in picturesque Barton village set in an elevated position. This elegant period home has a wealth of features throughout, two reception rooms and a breakfast kitchen. There are gardens to the front, a gravelled driveway offering off road parking for several vehicles and well kept lawned rear garden.

Entrance Hall

Open staircase to first floor. Door to cellar. Tiled floor. Radiator.

Cloakroom

High level WC and hand wash basin. Frosted window to rear. Part timber panelled walls. Tiled floor. Radiator with towel rail.

Cellar Room

Sandstone floor. Exposed brickwork. Power and light.

Sitting Room

Feature fireplace with part exposed brickwork, beam above, tiled hearth and inset log burner. Window to front. Glass panelled door and windows to rear. Coved ceiling. Radiator.

Dining Room

Feature fireplace with part exposed brickwork, inset log burner and ornate surround. Exposed beam. Window to front. Radiator.





Breakfast Kitchen

Range of base units with block timber work surface and breakfast bar, ceramic one and half bowl sink unit with mixer tap. Tecnik range style cooker with electric five ring hob and Rangemaster exterior fan above. Tiled splashback. Integrated Tecnik dishwasher. Integrated separate fridge and freezer. Tiled floor. Window to side. Two windows and door to rear. Space for table and chairs. Access to loft space. Radiator.

Utility Room

Window to front. Space for washing machine. Free standing Worcester boiler.

First Floor Landing

Window to front. Window to rear. Exposed beams. Radiator.

Bedroom One

Feature fireplace with ornate surround. Window to front. Radiator.

Bedroom Two

Feature fireplace with ornate surround. Window to front. Fitted wardrobes. Radiator.

Bedroom Three

Window to rear. Radiator.

Bathroom

Free standing claw foot bath with mixer tap and separate hand held shower head, walk in shower, low level WC and hand wash basin. Tiled splashback. Fitted airing cupboard with hot water cylinder. Access to loft. Radiator.





Outside

The house sits in an elevated position looking down the village. To the front there is a lawned garden with a paved footpath to the front door. To the side rear of the house is a gravelled driveway offering off road parking for several vehicles. There is an attached outside cloakroom with a low level WC, hand wash basin and a frosted window to the side. The pleasant and well kept enclosed rear garden is mainly laid to lawn with a paved terraced area.

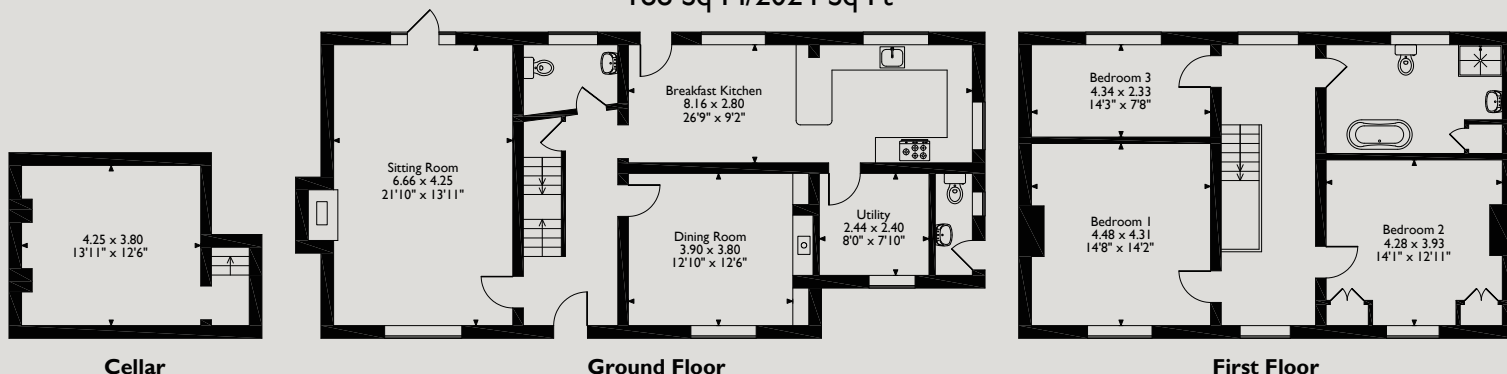
Property Information

The council tax is band F. We understand the property is freehold, with mains water, electricity and drainage connected. Oil fired central heating and hot water.



Floorplans

Higher Farm House, Barton Road, Barton Approximate Gross Internal Area 188 Sq M/2024 Sq Ft



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.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

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