



**The Hollies**  
Station Lane, Great Barrow, Chester, Cheshire, CH3 7JN

# The Hollies

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Cheshire, CH3 7JN

Guide Price - £1,000,000

The Hollies is an exceptional detached family residence having an adjoining annex, set within approximately 7.6 acres and positioned in one of Cheshire's most desirable villages. The accommodation has been thoughtfully arranged and includes a lounge, dining room, modern kitchen and ground floor WC, plus stairs leading to a spacious formal living room situated above the garages and workshop. To the first floor, there are three well proportioned bedrooms and a good sized family bathroom. From the inner hallway, a generous conservatory provides a seamless link to the one bedroom annex, offering an ideal solution for those requiring accommodation for a dependent relative or multi generational living. Externally, the property benefits from extensive off road parking, two single garages and a workshop. The beautifully maintained south westerly facing private gardens extend into the adjoining fields to the side and rear, enjoying far reaching views over neighbouring countryside and beyond.

Set well back from the road along a long driveway, The Hollies cannot be fully appreciated from the roadside and an internal inspection is strongly recommended.

## LOCATION

Great Barrow is an exceptionally desirable village located just a few miles east of Chester, offering the perfect blend of rural charm and modern convenience. Known for its peaceful atmosphere, attractive period homes and strong sense of community, the village appeals to buyers seeking a quieter lifestyle without sacrificing accessibility. At the heart of Great Barrow is a welcoming village centre with a popular pub, village hall, church and a well regarded primary school. The surrounding countryside provides beautiful walking routes and open farmland, making it a favourite location for those who enjoy outdoor living. Despite its rural feel, Great Barrow benefits from excellent transport links. Chester, Tarvin and the A51 are all within easy reach, providing straightforward access to the wider Cheshire region, North Wales and major commuter routes.





### ACCOMMODATION

Approached from the driveway to the entrance porch with a double glazed door and two windows, tiled flooring, radiator. The porch area opens up into the dining room.

### DINING ROOM

With a double glazed window to front, radiator, gas fire, raised tiled hearth, double door through to the inner hallway, stairs to the first floor landing.

### LOUNGE

Double glazed window to front, tiled fireplace, radiator.

### INNER HALLWAY

Radiator, stairs rising to the living room, cloaks cupboard, door through to the conservatory. WC having a WC, wash hand basin, radiator, double glazed window.





## KITCHEN

Fitted with a modern range of wall, base and drawer units, single drainer sink unit with a mixer tap over, Bosch electric oven, gas hob and an extractor above, integrated washing machine, space for a fridge freezer, double glazed window to rear.

## LIVING ROOM

A large open plan living room situated over the two single garages and workshop. A spacious reception room having two skylight windows, and three double glazed windows looking out onto neighbouring fields to front, feature log burner, raised brick and tiled hearth, exposed brick chimney breast, four radiators.

## CONSERVATORY

A spacious conservatory with double glazed windows and French doors leading out to the rear garden, tiled flooring, door to the annex and a separate door through to the garages and workshop.

## ANNEX ENTRANCE HALL

Storage cupboard and airing cupboard housing the hot water cylinder, loft ladder access to a boarded loft space having two skylight windows.

## LOUNGE

With three double glazed windows, double glazed sliding patio door to outside, decorative fireplace, timber surround and mantel, marble back panel and hearth, three radiators.



## KITCHEN

Wall, base and drawer units, single drainer sink unit, electric point for cooker, plumbing point for a washing machine, space for a fridge, tiled flooring, radiator, tiled splash backs, double glazed window.

## BEDROOM

Double glazed window, radiator.

## BATHROOM

Panel bath, shower screen and shower over the bath, WC and wash hand basin, part tiled walls, cupboard, radiator, double glazed window.

## FIRST FLOOR

### BEDROOM 1

Double glazed window to front, decorative fireplace, radiator.

### BEDROOM 2

Double glazed window to front, decorative tiled fireplace, radiator.

### BEDROOM 3

Double glazed window, fitted wardrobe, airing cupboard housing the hot water cylinder, radiator.

## BATHROOM

Shower cubicle, electric shower, corner panel bath, WC and wash hand basin, part tiled walls, radiator, double glazed window to rear with far reaching views.





## OUTSIDE

Set back from the road is a long gated driveway and public footpath extending to ample off road driveway parking, two single garages and a workshop.

## GARDEN

Neatly presented lawned gardens to rear plus a patio area and walk way extending to the adjoining fields.

## OUTBUILDINGS

Large garden shed, log store, greenhouse and shelter.

## LAND

In all, extending to approximately 7.63 acres.

## SERVICES

Mains water and electric, LPG heating, private drainage.

## COUNCIL TAX

F

## EPC

TBC

## DIRECTIONS

Sat Nav CH3 7JN  
What3words //carbonate.owner.expose



## APPROXIMATE DISTANCES

Chester Train Station - 7 miles  
Liverpool Airport - 20.7 miles  
Manchester Airport - 29.4 miles

## **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

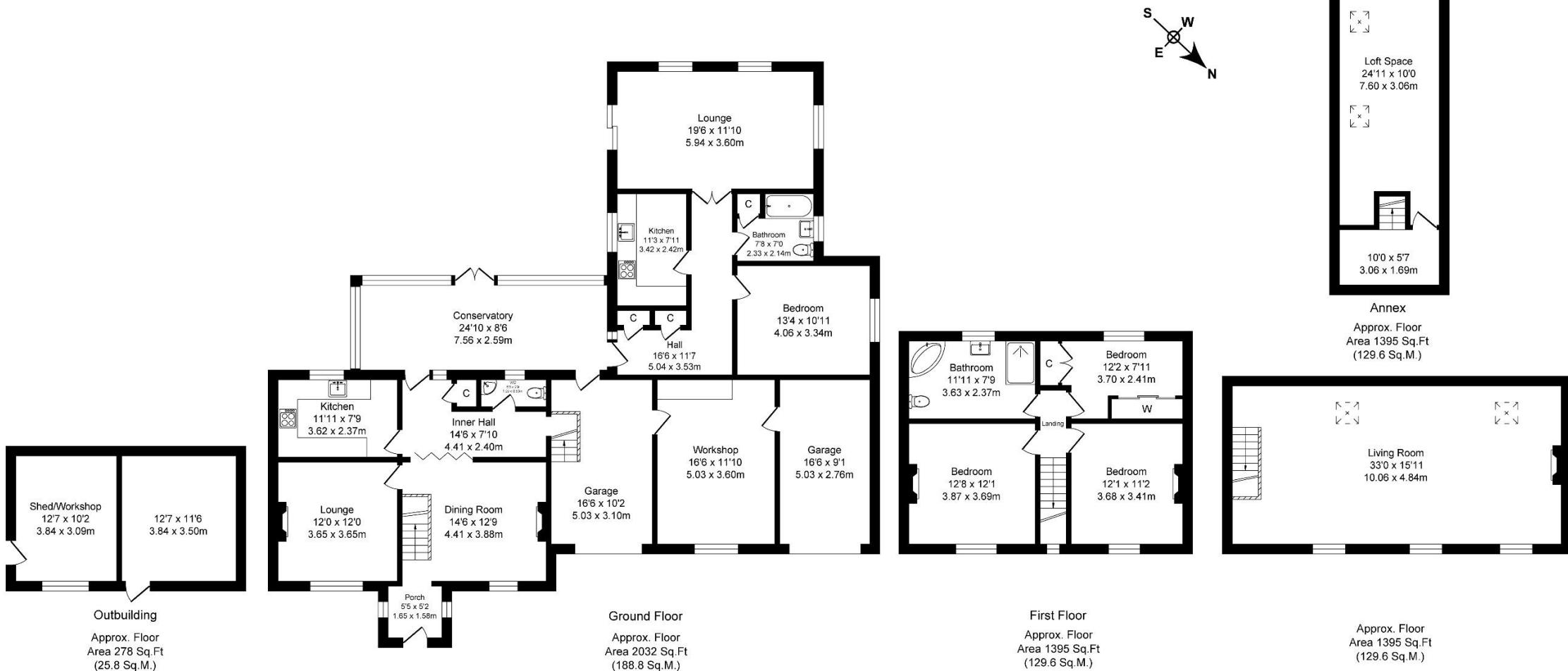
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The Hollies Station Lane Great Barrow  
Total Approx. Floor Area 3706 Sq.ft. (344.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
Tel: 01829 773000 | Email: [residential@rostons.co.uk](mailto:residential@rostons.co.uk)  
[www.rostons.co.uk](http://www.rostons.co.uk)

   
01829 773000 | [www.rostons.co.uk](http://www.rostons.co.uk)