



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Unique Edwardian Detached
- Over 3000 Sq Ft of Property!
- Vast Potential
- Modern Breakfast Kitchen
- Convertable First Floor/Loft Space
- Flexible Accommodation
- Lovely Views
- Attractive Gardens
- Double Garage



IMPOSING EDWARDIAN DETACHED - OVER 3000 SQ FT OF PROPERTY! - VAST POTENTIAL ... Royal Fox Estates are pleased to offer this 1900's detached property formerly serving Barnton village as a police station. Now a residential dwelling, the home has been improved over the years by the current owners however offers enormous potential and possibilities to go further with the substantial internal space on offer!

ACCOMMODATION: To the ground floor are two entrance porches. The front porch leading into a large entrance hall, the side porch off the garden leading into an inner hall with stairway. Off the hallways are three large reception rooms currently being used as a Lounge, Office & downstairs bedroom. There is a spacious, modern, open plan Breakfast Kitchen & conservatory. In addition, a Utility Room, Cloakroom/WC & internal access to the Double Garage. To the first floor are three very generous bedrooms, four piece family bathroom & a convertible first floor loft space (permission previously obtained to convert to add two further en-suite bedrooms or create a separate dwelling) giving huge scope to add value.

OUTSIDE: At the rear is a private enclosed courtyard, leading round to a generous lawned garden boarded by mature hedges & elevated offering views over Barnton Hill and the Trent & Mersey Canal.

LOCATION: Barnton village benefits from a good range of amenities, as well as nursery and primary school. Outdoor pursuits can be found just around the corner with both Marbury Country Park & the Anderton Boat Lift/Nature park close by. Northwich Town Center is approx. 2.5 miles away with its wide range of shops, services, major supermarkets & national chains. Good access is afforded via the A49 onto the major motorway networks putting nearby cities such as Chester, Manchester & Liverpool within easy reach. Approx Sq Footage: 3208 (298.1 Sq m)

- Tenure: Freehold
- EPC Rating: D
- Council Band: B
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Double Garage



The Old Police Station, Hill View 1 Church Road
Barnton Northwich

Guide Price

£400,000



Family Bathroom 12' 6" x 9' 3" (3.81m x 2.83m)

First Floor/Loft Space

Accommodation

Front Porch 7' 7" x 5' 7" (2.31m x 1.71m)

Entrance Hall 15' 1" x 21' 3" (4.59m x 6.48m)

Side Porch 5' 5" x 4' 0" (1.64m x 1.23m)

Inner Hall 5' 6" x 16' 1" (1.68m x 4.89m)

Living Room / Bedroom Four 13' 4" x 18' 10" (4.06m x 5.74m)

Reception Room/Office 17' 7" x 13' 1" (5.36m x 4m)

Lounge 17' 7" x 14' 0" (5.36m x 4.27m)

Breakfast Kitchen 15' 0" x 13' 0" (4.56m x 3.95m)

Conservatory 12' 10" x 10' 4" (3.91m x 3.14m)

Utility Room 8' 0" x 15' 7" (2.44m x 4.76m)

Cloakroom/WC

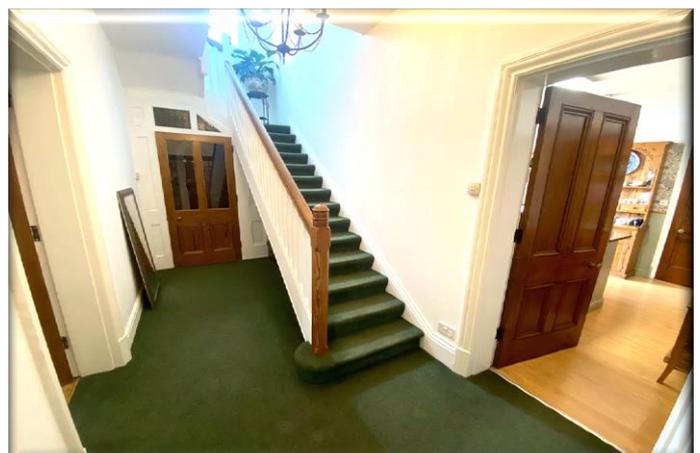
Double Garage

First Floor Landing 9' 8" x 23' 11" (2.94m x 7.28m)

Bedroom One 13' 4" x 16' 0" (4.06m x 4.87m)

Bedroom Two 13' 4" x 15' 7" (4.06m x 4.75m)

Bedroom Three 13' 0" x 15' 0" (3.95m x 4.56m)





*“Put your property
in our hands...”*

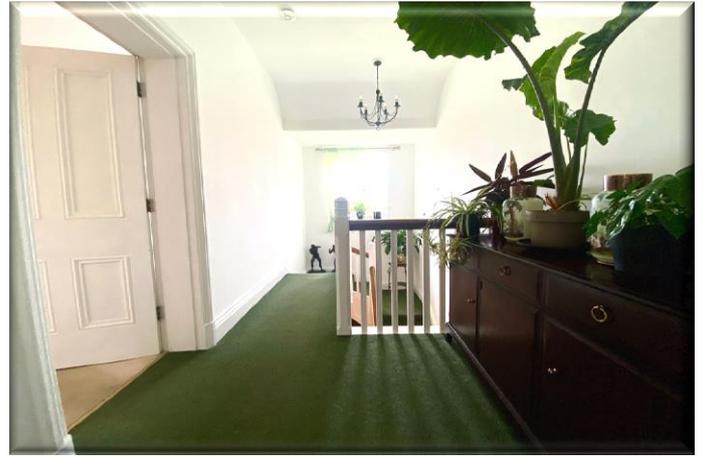


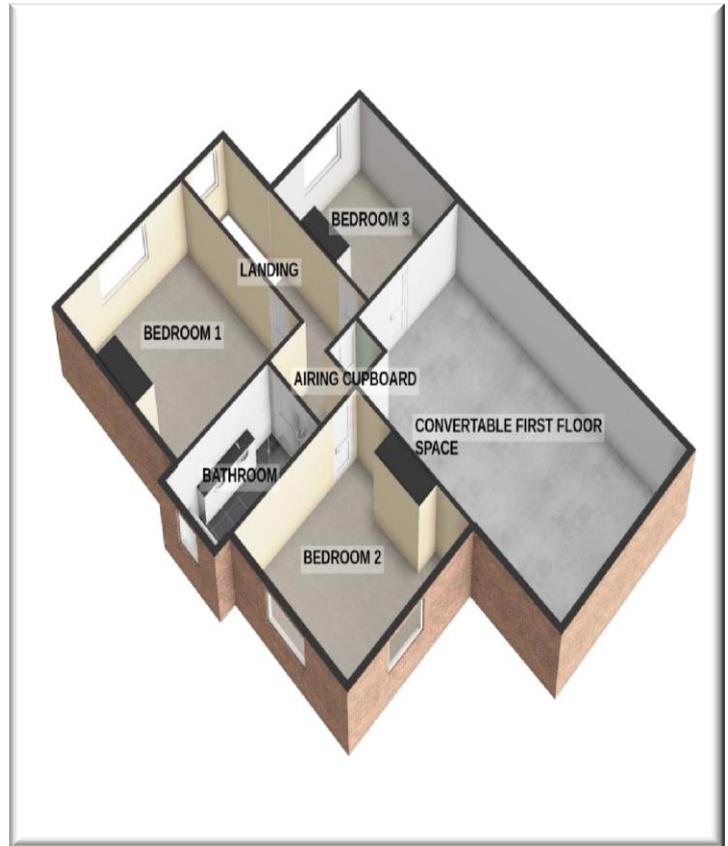
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich centre proceed along the A533 Winnington Lane. Follow the A553 towards Barnton, proceed up the steep hill and turn right into Manor Drive, at the junction turn right into Church Road.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected - Electric, Gas, Water, Sewage
- Council Band: B
- Parking Arrangements - Double Garage







The Old Police Station, Barnton

Gordon Wilkinso

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.