



3 Warren Barns Townfield Lane, Mollington

£475,000

# 3 Warren Barns Townfield Lane

Mollington, Chester

A stunning barn conversion in the heart of Mollington's countryside — high-spec, eco-smart and move-in ready. Chester 5 mins, M56 moments away. Private, peaceful and perfectly placed.

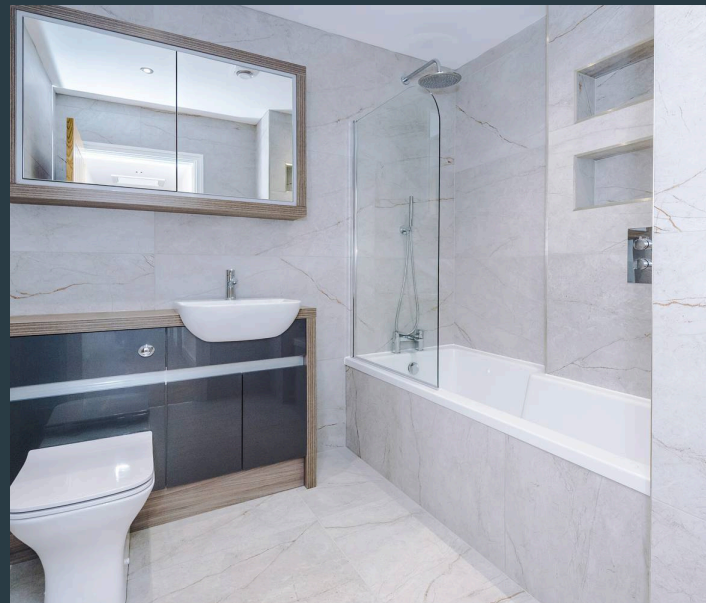
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Stunning barn conversion in sought-after Mollington village
- Less than 5 minutes from Chester city centre; easy M56 access
- Air source heat pump with fully zone-controlled underfloor heating throughout — no radiators, every wall free for furniture
- Solar array with dedicated inverter — excellent EPC rating
- Huge open-plan kitchen/breakfast/living room with French doors to garden
- Second reception room / lounge with French doors to rear terrace
- Superb family bathroom with full floor-to-ceiling tiling
- Fully enclosed rear garden with flagged patio and level lawn
- UPVC double glazing and premium insulation throughout





### **Kitchen/Sitting/Dining Room**

33' 3" x 13' 0" (10.13m x 3.96m)

The undisputed centrepiece of the home is this vast open-plan kitchen, breakfast, dining and living space — a room of real architectural presence, flooded with light and opening directly onto the rear garden via French doors. The breakfast bar provides a natural and stylish part-division between the kitchen and the living areas without closing the space down, leaving ample room beyond for both a dining table and chairs and a full sofa arrangement — a genuinely sociable and flexible room. The kitchen itself is superbly appointed with generous Quartz worksurfaces extending to form the breakfast bar. An inset sink with mixer tap sits within an extensive run of contemporary fitted units — wall and base — incorporating multiple drawer packs, store cupboards, an integrated fridge and freezer, an integrated dishwasher, a built-in eye-line double oven and grill, and a four-ring induction hob with extractor over. A kitchen window looks out across the front garden to open fields beyond.

### **Bedroom One**

15' 2" x 12' 8" (4.62m x 3.86m)

A lovely master bedroom of generous proportions, carpeted and with ample space for a substantial suite of furniture. A recessed alcove provides the ideal setting for fitted wardrobes. A double-glazed window overlooks the rear garden.



### **En-Suite**

Superbly appointed and fully tiled floor to ceiling. A wide contemporary shower enclosure, fitted hand wash basin with vanity surround, an illuminated mirror-fronted cabinet over, and a low-level WC with concealed cistern.

### **Bedroom Two**

13' 4" x 13' 0" (4.06m x 3.96m)

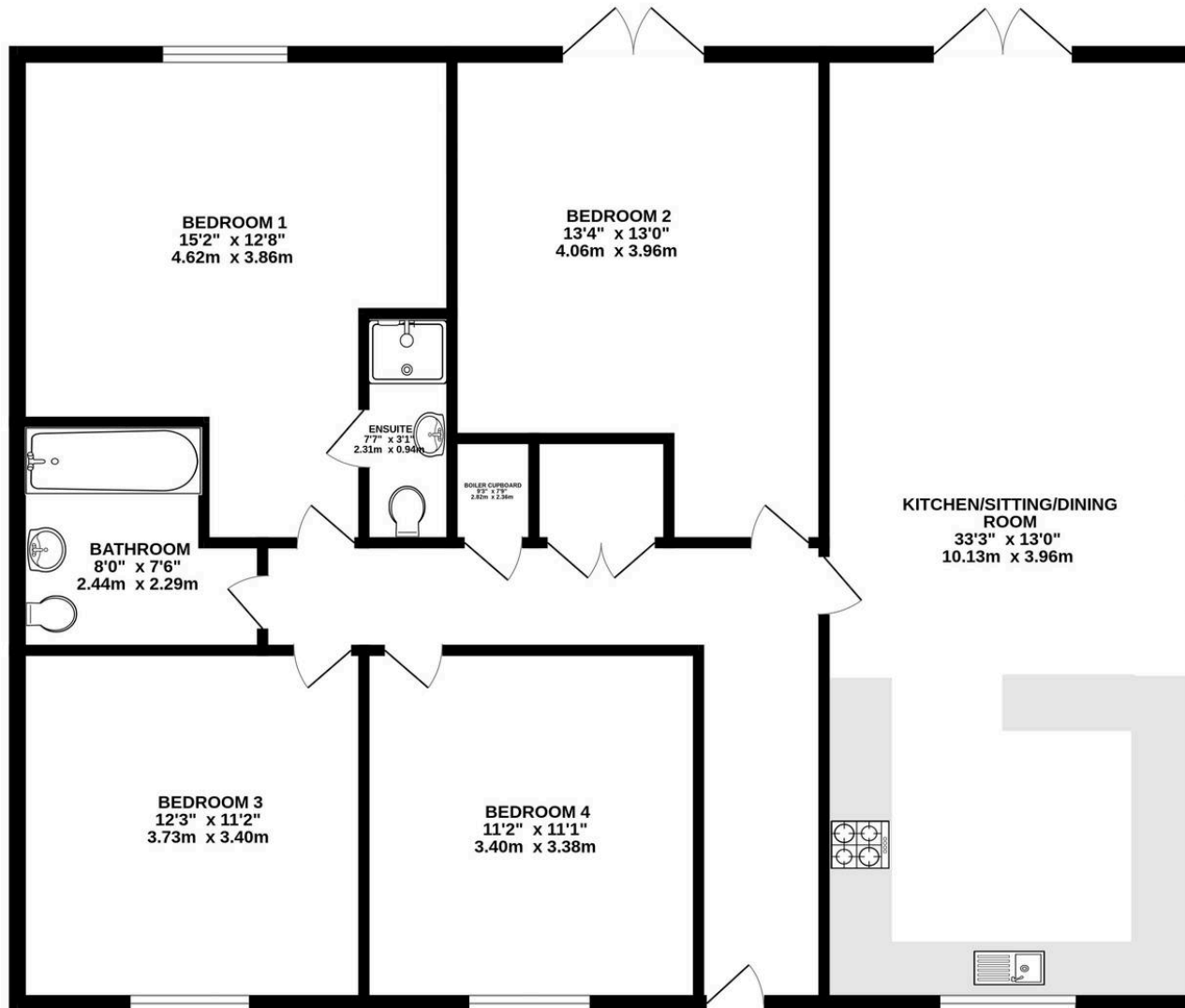
A generous double bedroom positioned to the front of the property, carpeted, with double-glazed windows commanding attractive views over the front garden to open countryside beyond.

### **Bedroom Three**

12' 3" x 11' 2" (3.73m x 3.40m)

A further generous double bedroom, also carpeted, with UPVC double-glazed windows to the front elevation

GROUND FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Fifty North West

01244 300000

[info@fiftynorthwest.co.uk](mailto:info@fiftynorthwest.co.uk)

[fiftynorthwest.co.uk/](http://fiftynorthwest.co.uk/)