



BANK COTTAGE

Barrow Lane | Great Barrow | CH3 7HW



BANK COTTAGE

Positioned within the quaint village of Great Barrow, a beautifully presented and extended three-bedroom semi-detached cottage with a wealth of period and modern features throughout. The property is steeped in history and benefits from a large extension alongside landscaped private gardens overlooking St. Bartholomew's Church. The house is in a conservation area with views towards Beeston Castle and the Peckforton Hills. It has a secluded, predominantly south facing, garden with well stocked borders, rose hedges and fruit trees. Over the past few years, the house has been extended and undergone extensive renovations including: New oak flooring and stairs; Replacement double glazed hardwood windows and repair of original Georgian sash windows; Partial roof replacement, repointing, chimney repairs; New plasterwork; Extensive landscaping to create tiered garden with vegetable plot, raised beds, greenhouse and garden shed.

The property occupies a tranquil position in the rural village of Great Barrow being 4 miles to the east of Chester. The village offers an attractive church, pub and shop with a more comprehensive range of services close by in Chester including supermarkets and the outlet village at Cheshire Oaks.

There is a well-regarded primary school in the village which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and has a daily bus service from Barrow.

There is also an excellent selection of private schools in and around Chester including Abbeygate College and the Kings & Queens Schools.

There is a village playing field, cricket club plus several golf courses in the locality at Waverton and Vicars Cross.

There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park. With regards to transport the property provides fantastic links to the northwest and beyond by both

road, rail and aeroplane.

There are two international airports within commuting distance they being Manchester International and Liverpool John Lennon airport, whilst the comprehensive road network includes links to the M53, M6, M56, A483, A55 and A49. There are railway stations in Chester, Frodsham and Crewe which run on a variety of lines and link to an impressive range of commercial locations.

GROUND FLOOR

Lounge
Sitting Room
Study
Inner Hall
Dining Kitchen
Pantry
WC

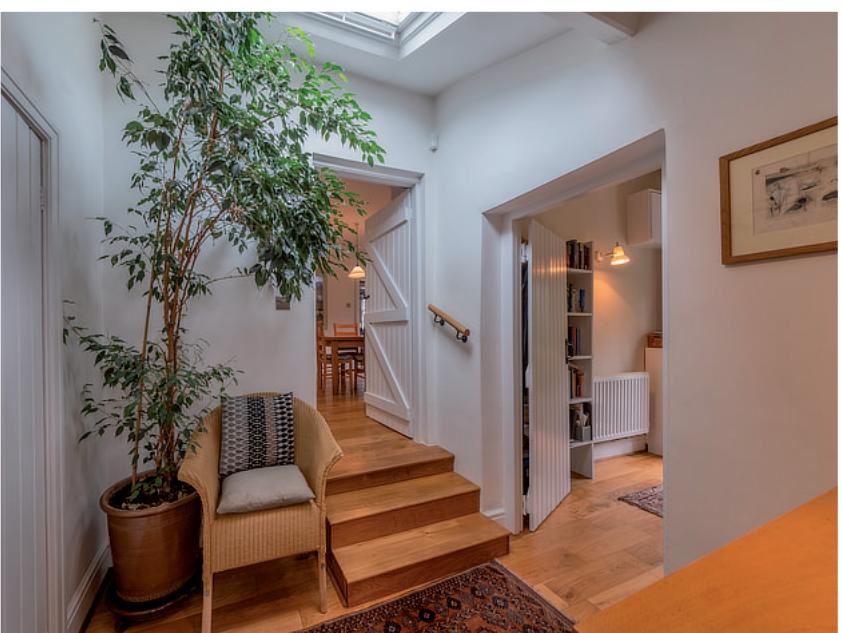
FIRST FLOOR

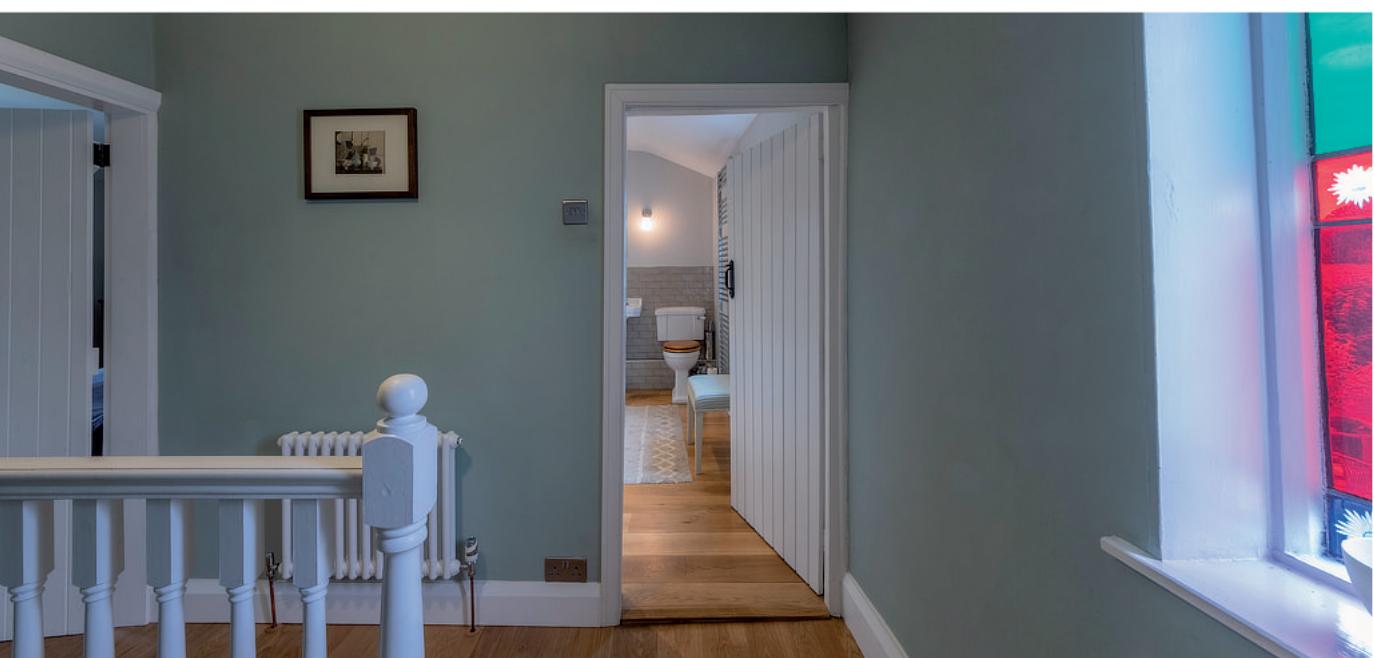
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

CELLAR

OUTSIDE
Store
Drive
Gardens

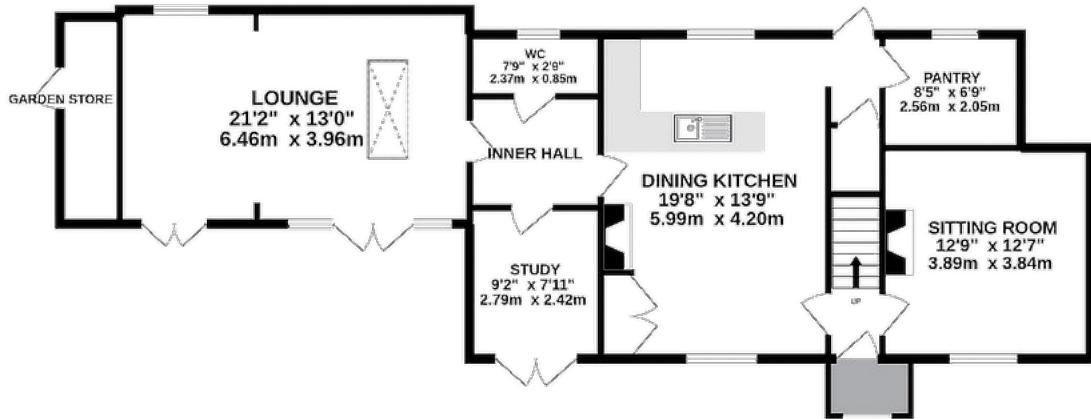






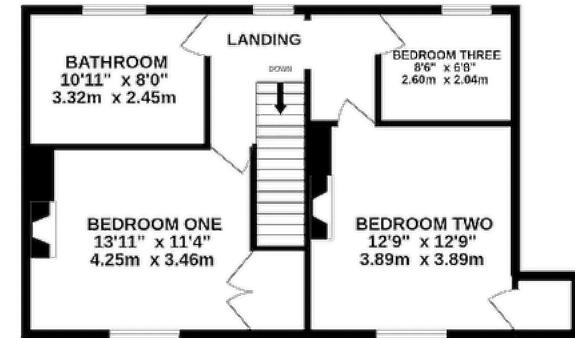


GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

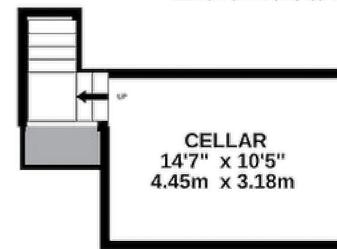


TOTAL FLOOR AREA: 1775 sq.ft. (164.9 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



BASEMENT
181 sq.ft. (16.8 sq.m.) approx.







TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity and gas central heating are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT
EXCLUSIVE LISTINGS

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk