



An impressively converted three bedroom end mews enjoying a wonderful large garden with fantastic views over communal grounds that surround the property

Converted to the highest of standards and meticulous attention to detail 3 Greysfield Mews is an immaculate conversion ready to be moved into. The house has been designed to fully enjoy the external facets of the property that are attached to it with a large private garden and private parking.

The property is accessed via an entrance hall which in turn opens up into an open plan kitchen/dining area, living room with excellent views over the garden and an additional ground floor accommodation room which could be utilised as either a snug or study depending upon the requirements of the purchaser.

At first floor level the master bedroom is of an impressive scale with an en-suite shower room whilst bedrooms two and three are serviced by the family bathroom.

Externally there is a private parking space having its own access and in addition to this there is a large garden positioned to the rear and side both enjoying good levels of privacy as well as views over the communal grounds that surround Greysfield House.

Greysfield House is a landmark building within Great Barrow currently under conversion into executive high specification apartment. The house retains its period charm and character whilst offering potential occupiers the highest of modern living standards. Positioned behind the main house is a select mews of three properties, each individual and with its own facets, the developers have been meticulous in their conversion and creation of three magnificent properties.

All three units have individual parking spaces close by to the properties allowing the space at the front of the houses to be utilised as attractive courtyard gardens. Each has an individual space with units 1 and 2 having similar enclosed gardens and unit 3 being of a larger plot to coincide with the additional space that this property offers.

LOCATION

Greysfield Mews is within walking distance of the centre of Great barrow, a village of charm, history and character. It enjoys a strong community spirit and lies within a Green belt and a conservation area.



The property occupies a tranquil position in the rural village of Great Barrow being just four miles to the east of Chester. The village offers an attractive church, pub / restaurants such as the White Horse Inn and Stamford Bridge There is also a social club bowls/cricket fields and Barrow village hall where many community groups are based.

There is a well regarded primary school in the village (Barrow CofE) which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and there is a daily bus service from Barrow. There is also an excellent selection of private schools in and around Chester including Abbey gate College and the Kings & Queens Schools. Sir John Dean's Sixth Form Centre can be reached within 20 minutes drive.



In the village there is a village playing field, cricket club plus several nearby 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.



The location acts as an ideal base from which to access many other commercial centres including Manchester, Liverpool and Warrington. Furthermore it should be noted that both Manchester International Airport and Liverpool John Lennon Airport can be accessed within forty minutes drive.

Nearby railway stations are located at Chester, Crewe, Frodsham, Hartford and Nantwich. Crewe station is only 21 miles away and enjoys a direct (circa 90 minutes) and regular rail service to London Euston.

For those with an equestrian interest, it is worth noting that Kelsall Equestrian Centre is soon to undergo a significant expansion so as to provide a hugely impressive local facility. Planning permission has been granted to build two brand new indoor arenas to house a calendar of events throughout the year. Within the planning permission granted there will also be a café retail space with seating for 350 spectators and extra stables

ENTRANCE HALL

5' 9" x 4' 8" (1.75m x 1.42m) Ceiling mounted light fitting. Obscured glass panelled front door. Built in storage area.

INNER HALL

10' 7" x 9' 1" (3.23m x 2.77m) Doors to cloakroom, living room, study and stairs rising to first floor. Ceiling mounted light fitting. Single panel radiator.

LIVING ROOM

14' 9" x 13' 2" (4.5m x 4.01m) Front aspect timber framed double glazed window. Side aspect timber framed double glazed door. Recessed ceiling spotlights. Double panel radiator.

CLOAKROOM

5' 7" x 5' 2" (1.7m x 1.57m) Front aspect obscured glass timber framed double glazed window. Recessed ceiling spotlight. Low level WC with push button flush. Pedestal wash hand basin with taps. Tiled flooring.

KITCHEN/DINING AREA

22' 5" x 14' 6" (6.83m x 4.42m) Side aspect double glazed timber framed windows. Side aspect timber framed double glazed double doors. Recessed ceiling spotlights. Tiled flooring. Wall and floor mounted cupboards with granite preparation surfaces. One and half bowl stainless steel sink with mixer tap. Five ring gas hob with extractor fan. Double Hotpoint oven. Integrated fridge and freezer. Integrated dishwasher. Double panel radiator.





UTILITY ROOM

8' 8" x 4' 2" (2.64m x 1.27m) Side aspect timber framed double glazed window. Ceiling mounted light fitting. Wall and floor mounted cupboards with granite preparation surfaces. Single bowl stainless steel sink with mixer tap. Integrated washing machine and dryer. Cupboard housing Worcester boiler.

STUDY

10' 4" x 6' 11" (3.15m x 2.11m) Rear aspect timber framed double glazed window. Recessed ceiling spotlights. Single panel radiator.

FIRST FLOOR

LANDING

11' 9" x 5' 7" (3.58m x 1.7m) Velux skylight. Recessed ceiling spotlight. Doors to three bedrooms and family bathroom.

BEDROOM ONE

17' 7" x 11' 10" (5.36m x 3.61m) Side aspect timber framed double glazed window. Ceiling mounted light fitting. Single panel radiator. Door to en-suite.

EN-SUITE

8' 5" x 4' 4" (2.57m x 1.32m) Rear aspect obscured glass double glazed timber framed window. Fully tiled. Low level WC with push button flush. Vanity unit with wash hand basin and mixer tap. Shower cubicle with drencher head. Ladder style radiator. Recessed ceiling spotlights.

BEDROOM TWO

14' 8" x 8' 7" (4.47m x 2.62m) Side aspect double glazed timber framed window. Single panel radiator. Ceiling mounted light fitting. Access to loft.

BEDROOM THREE

14' 10" x 10' 6" (4.52m x 3.2m) Front and side aspect timber framed double glazed windows. Ceiling mounted light fitting. Single panel radiator.

FAMILY BATHROOM

10' 9" x 8' 8" (3.28m x 2.64m) Front aspect obscured glass timber framed double glazed window. Ceiling mounted light fitting. Part tiled. Panelled bath with mixer tap. Low level WC with handle flush. Pedestal wash hand basin with taps. Shower cubicle with drencher head. Ladder style radiator



EXTERNAL

Parking for two vehicles. To the front garden the boundaries are defined by brick wall and quickly maturing hedges and predominantly laid to lawn. To the side the boundaries are defined by panelled fencing, predominantly laid to lawn with a patio area and quickly maturing shrubs.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

ROUTE

From the Agents office in the middle of Tarporley take a right turn out of the village in the direction of Chester and upon reaching a roundabout take the second exit onto the A51. Proceed along through the villages of Clotton and Duddon passing Okells garden centre/nursery on the left hand side. Upon reaching the Tarvin roundabout take the first exit on the A51 towards Chester. At the traffic lights by the Stamford Bridge pub turn right onto Barrow Lane. Follow the road up into the village you will see two right hand turns signposted to the church, take the next left down Ferma Lane just past the bus stop and telephone box. Proceed for a short distance down Ferma Lane and bare right at the fork signposted Greysfield & Greenfields Lodge. The property will be located on your right hand side clearly identified by a Wright Marshall for sale board.



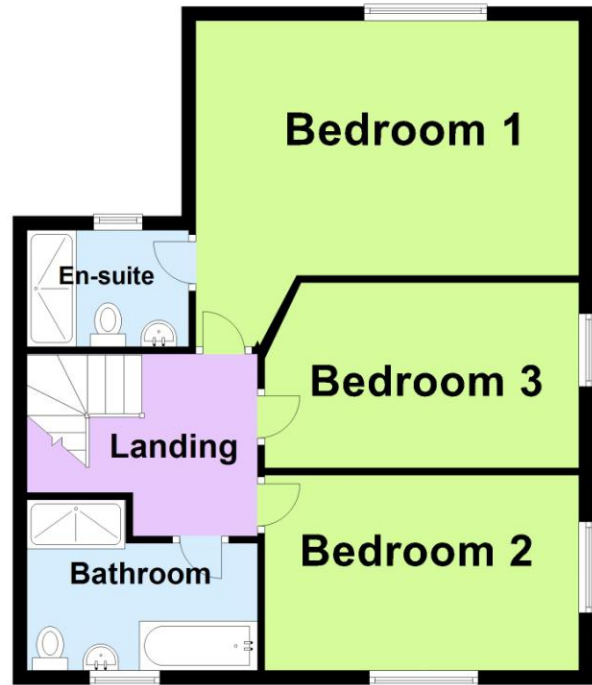
Ground Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 135.8 sq. metres (1461.7 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

3 Greysfield Mews, Ferma Lane, Barrow



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements