



**\*Popular Village Location \*No Onward Chain \*  
Ready to Move into Accommodation.**

**An exceptionally well appointed three bedroom barn conversion within walking distance of the picturesque village of Ashton Hayes.**

A delightful newly converted traditional farm building that offers excellent family accommodation within walking distance of the desirable village of Ashton Hayes. The accommodation briefly comprises: Entrance hallway with contemporary oak staircase and glass panels, dual aspect living dining room, kitchen, utility room, etc, landing, principal bedroom with en suite shower room, bedroom two, bedroom three and well appointed family bathroom. Externally the property enjoys views across the Cheshire countryside and has a good sized garden that has been laid mainly to lawn. If you are looking for a contemporary home in a popular location then we would strongly urge you to view.

## LOCATION

Ashton Hayes is a very popular village in the Chester district of Cheshire. It is located about eight miles away from Chester and six miles from Tarporley. The village is particularly picturesque and enjoys many amenities including community run village store and post office, children's nursery and well supported Parish Church.

The village also has a playground, community rooms for hire and an active community. Ashton Hayes is aiming to become England's first carbon neutral village, has become famous for its efforts and has now established a community energy company. The village has its own highly regarded primary school and the area as a whole is renowned for excellent education establishments in both the state and private sector. Also worthy of mention is the Queen Elizabeth playing field and pavilion, recently opened with funding from the carbon neutral project and the national lottery.

In the nearby village of Mouldsworth, further amenities are offered including Goshawk Public House and Mouldsworth Railway Station providing a direct link on the Chester to Manchester line.

The area as a whole is ideal for the business traveller, city centre of Chester being reached within 15-20 minutes and Manchester city centre 45-50 minutes drive. Excellent links to North Wales and the wider motorway network are found close at hand via the A55, M6, M56 and M53. Manchester International and Liverpool John Lennon Airports are accessed within 45 minutes drive. In addition to Mouldsworth station mentioned above, there are railway stations at Helsby, Chester and Hartford



### ENTRANCE HALL

14' 1" x 11' 10" (4.312m x 3.610m) Wood effect entrance door with obscure glass side panels, oak and glass staircase to first floor, door into understairs cupboard, telephone point, cupboard housing electric meters, recessed ceiling spotlights, wall mounted heatmiser underfloor heating control pad, doors into kitchen and living room/dining room.

### LIVING/DINING ROOM

27' 3" x 16' 2" (8.321m x 4.928m) Feature log burner on sandstone hearth, windows to front and side elevations, French doors onto patio area to rear, recessed ceiling spotlights with dimmer switches, TV point, wall mounted heatmiser underfloor heating control, doors into kitchen and utility.



### REAR HALL/UTILITY

Door to outside, cupboard with sliding doors housing intergas Rapid 32 boiler, water cylinder and space for washing machine. Stone flooring, wall mounted heatmiser underfloor central heating control, door into cloakroom.



### **CLOAKROOM**

6' 9" x 4' 1" (2.065m x 1.255m) Low level WC, vanity unit with sink, chrome mixer tap and tiled splashback, window to rear elevation, extractor fan and stone flooring.

### **KITCHEN**

13' 10" x 11' 7" (4.217m x 3.555m) Maximum measurements. Bespoke fitted kitchen, Quartz worktops and splashback, twin Belfast sink with mixer tap, integrated Neff dishwasher, space for range cooker, space for fridge/freezer, concealed extractor hood, window to rear, fitted larder cupboard, recessed ceiling light point, wall mounted heatmiser underfloor control and stone flooring.



### **FIRST FLOOR**

#### **LANDING**

Skylight, two ceiling light points, wall mounted 'warm up' bathroom under floor heating control pad, doors into bedrooms 1, 2, 3 and bathroom and storage cupboard (5'8" x 3'6").

#### **BEDROOM ONE**

15' 3" x 12' 3" (4.667m x 3.750m) Wall mounted 'warm-up' bathroom control, access to loft, window to rear, ceiling light point, radiator, TV point and door into en-suite.



#### **EN-SUITE**

7' 8" x 5' 2" (2.357m x 1.577m) Low level WC with dual flush, pedestal wash hand basin with chrome mixer tap and tiled splashback, corner shower cubicle with tiled surround, wall mounted chrome heated towel rail, wood effect flooring, recessed ceiling spotlights, Vent Axia extractor fan.

#### **BEDROOM TWO**

16' 2" x 11' 11" (4.948m x 3.642m) Window to front aspect, skylight, recessed ceiling light point, radiator and TV point.

#### **BEDROOM THREE**

13' 8" x 11' 11" (4.175m x 3.643m) Large obscured glass window to front elevation, skylight, TV point, radiator, recessed ceiling spotlight and ceiling light point.

#### **BATHROOM**

11' 10" x 7' 3" (3.628m x 2.215m) Low level WC, pedestal wash hand basin with chrome mixer tap and tiled splashback, corner shower cubicle with tiled surround, chrome ladder style heated towel rail, tiled wood effect flooring, obscured glazed window to rear, extractor fan, wall mounted pull switchlight, spotlights and exposed beam.





## EXTERIOR

Patio immediate to rear elevation with path leading to double carport and gravel parking area. Large lawned garden to two sides bordered by wooden panel fencing and privet hedging.

## SERVICES

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

- Management Fee TBC

## VIEWING

Viewing by appointment with the Agents Tarporley office.

## TENURE

We believe the property is freehold tenure.

## ROUTE

From our office in the centre of Tarporley, leave the village in the direction of Chester and at the roundabout take the second exit. Proceed along for a few miles passing through the villages of Clotton and Duddon and the right hand turn into Tarvin. Upon reaching the roundabout take the second exit and proceed along until reaching a left hand turn signposted Ashton Hayes and Mouldsworth. Proceed along and upon entering the village pass the Golden Lion and after a short distance Gladstone Barn will be seen on the left hand side.

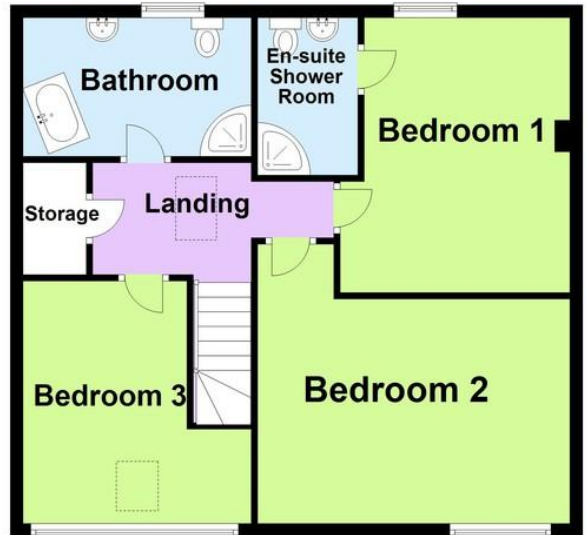




**Ground Floor**  
Approx. 76.0 sq. metres (817.7 sq. feet)



**First Floor**  
Approx. 69.2 sq. metres (744.9 sq. feet)



Total area: approx. 145.2 sq. metres (1562.6 sq. feet)

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

**4 Gladstone Barns, Church Road, Ashton**

Energy Performance Certificate		HM Government	
<b>4 Gladstone Barns, Church Road, Ashton, CHESTER, CH3 8AS</b>			
<b>Dwelling type:</b>	Semi-detached house	<b>Reference number:</b>	8599-2556-1730-6807-8D13
<b>Date of assessment:</b>	05 November 2019	<b>Type of assessment:</b>	SAP, new dwelling
<b>Date of certificate:</b>	05 November 2019	<b>Total floor area:</b>	165 m <sup>2</sup>
<b>Use this document to:</b>			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
<b>Estimated energy costs of dwelling for 3 years:</b>			£ 2,406
<b>Estimated energy costs of this home</b>			
	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>
<b>Lighting</b>	£ 282 over 3 years	£ 282 over 3 years	
<b>Heating</b>	£ 1,857 over 3 years	£ 1,857 over 3 years	
<b>Hot Water</b>	£ 267 over 3 years	£ 267 over 3 years	Not applicable
<b>Totals</b>	<b>£ 2,406</b>	<b>£ 2,406</b>	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs	<b>Current</b>	<b>Potential</b>	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
(92-100) <b>A</b>	<b>D</b>	<b>G</b>	The potential rating shows the effect of undertaking the recommendations on page 3.
(85-91) <b>B</b>	<b>E</b>	<b>F</b>	The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(69-84) <b>C</b>	<b>F</b>	<b>G</b>	The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(55-68) <b>D</b>	<b>F</b>	<b>G</b>	
(39-54) <b>E</b>	<b>F</b>	<b>G</b>	
(23-38) <b>F</b>	<b>F</b>	<b>G</b>	
(9-22) <b>G</b>	<b>F</b>	<b>G</b>	
Not energy efficient - higher running costs			
<b>Actions you can take to save money and make your home more efficient</b>			
<b>Recommended measures</b>	<b>Indicative cost</b>	<b>Typical savings over 3 years</b>	
1. Solar photovoltaic panels, 2.5 kWp	£3,600 - £5,500	£ 915	
2. Wind turbine	£15,000 - £25,000	£ 1,884	



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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 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