



**Wright Marshall**  
Estate Agents

**FLAT 2 GREENFIELDS LODGE FERMA LANE,  
GREAT BARROW CH3 7JB**

**ASKING PRICE £104,000**



**A well presented ground floor two bedroom over 55's apartment located in a wonderful position adjoining open countryside with magnificent views in the village of Great Barrow.**

Greenfields Lodge is within walking distance of the centre of Great Barrow which is 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 plus pubs/restaurant/cafe such as the White Horse Inn, Stamford Bridge and the popular Bluebell Cafe at Barrowmore. There is also a social club, bowls/cricket fields, village playing field and Barrow village hall where many community groups are based. There are several nearby golf courses, including those at Waverton and Vicars Cross.

Benefiting from a serene location this property is ideally suited to those downsizing and looking for an escape to the country. Belying its rural feel the property benefits from being within walking distance of local amenities.

The property is accessed via a covered walkway opening up into the entrance hall which provides access to the living room, two bedrooms and the shower room. The living room and kitchen have an open plan feel and have double doors opening onto a patio to the rear which take in the far reaching views. It also provides access into the communal garden which has been intelligently landscaped to include mature flower shrubs and trees.

Both bedrooms are situated at the rear of the property and thus enjoy lovely views over the open farmland and over the Gowy Valley to Chester and the Wirral. Both bedrooms have ample space for a double bed with the master bedroom being particularly generously proportioned.

Throughout the property the rooms are finished to a good standard and well maintained.

The apartment is for over 55's and there is a ground rent of £50 per year and £98 per month which covers the insurance of the building, outside maintenance of the site including the gardening, lighting and cleaning of windows.

A viewing is highly recommended to fully appreciate the idyllic position and the space on offer.

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.

## ROUTE

Leaving the Agents Tarporley office in the direction of Chester continue along the A51 through Clotton, Duddon and continue until reaching the Tarvin roundabout. Continue along the A51 in the direction of Chester taking a right turn onto B5132 Barrow Lane. Continue along Barrow Lane until reaching Ferma Lane on the left hand side. Take this left hand turn continuing then taking the second right into Greenfields Lodge. Follow the drive around where parking can be found to the front of the property. To exit the area continue along the one way system back onto Ferma Lane which leads back onto Barrow Lane.

## ENTRANCE HALL

14'4" x 5'6" (4.37 x 1.68)

Maximum measurements. Front aspect timber obscured glass panelled door. Electric storage heater. Ceiling mounted light fitting. Alarm control panel. Door to bathroom, doors to bedroom one and two, door to living room and kitchen and door to the understairs storage.

## LIVING ROOM

16'7" x 11'1" (5.08 x 3.38)

Rear aspect timber framed double glazed double doors opening onto patio to the rear enjoying fantastic views over adjoining countryside. Rear aspect timber framed double glazed window. Two ceiling mounted light fittings. Two electric storage heaters. Opening to kitchen.



## KITCHEN

8'11" x 7'4" (2.74 x 2.24)

Fitted with a range of wall and floor mounted kitchen units with rolled top preparation surface and tiled splashback. Four ring electric Zanussi hob with multispeed extractor hood above. Single electric Zanussi oven. Space for washing machine. Space for fridge. Single stainless steel sink with drainer unit and mixer tap. Ceiling mounted light fitting.



### **BEDROOM ONE**

12'4" x 9'6" (3.76 x 2.92)

Rear aspect timber framed double glazed window. Electric storage heater. Ceiling mounted light fitting.

### **BEDROOM TWO**

12'4" x 7'4" (3.78 x 2.26)

Rear aspect timber framed double glazed window. Ceiling mounted light fitting. Storage heater.

### **SHOWER ROOM**

6'3" x 5'6" (1.93 x 1.68)

Low level WC with handle flush, pedestal wash hand basin with taps, fully tiled shower enclosure with electric shower fitting, ceiling mounted light fitting, partially tiled walls, electric warming towel rail and extractor fan.



### **EXTERNAL**

There is allocated parking to the front of the property with an attractive pathway that leads to the front door. To the rear is a neat and tidy patio ideal for enjoying the wonderful views to the rear. The property enjoys fantastic communal grounds ideal for those looking for a quiet retreat in one of Cheshire's most sought after locations.

In addition to the residential section of the dwelling there are further storage areas accessible.



### **SERVICES**

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



### **VIEWING**

Viewing by appointment with the Agents Tarporley office


### **TENURE**


We believe the property is leasehold tenure

### **ANTI MONEY LAUNDERING REGULATIONS**

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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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