



**Wright Marshall**  
Estate Agents

**BARN 3 GLADSTONE BARNES , CHURCH ROAD,  
ASHTON HAYES CH3 8AS**

**£450,000**





**\*Three Bedrooms \*No Onward Chain \*Desirable Location\***

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

An impressive three bedroom barn conversion located walking distance to the heart of Ashton Hayes. The property benefits from a high specification and ready to move into accommodation and briefly comprises: reception hallway with contemporary oak staircase and glass panels, living room, kitchen dining room with views over the garden, utility room, WC, bedroom two with en-suite shower room, landing, principal bedroom, bedroom three and well appointed family bathroom with four piece suite. Externally the property enjoys a good sized garden to the rear laid mainly to lawn with paved patio area. If you are looking for property with ready to move into accommodation in a popular village 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 railways stations at Helsby, Chester and Hartford



## ENTRANCE HALL

15'8" x 9'3" (4.80 x 2.84)

Maximum measurements. Wood effect entrance door, oak and glass staircase to first floor, exposed beams, stone flooring, heatmiser underfloor central heating control, and two wall lights and spotlights.



## BEDROOM 1

10'5" x 8'11" (3.20 x 2.74)

Window to front, radiator, exposed beams, TV point, wall mounted 'warm up' ensuite control, door into



## EN-SUITE

9'1" x 3'10" (2.77 x 1.17)

Low level WC, pedestal wash hand basin, shower cubicle with mains shower and tiled surround, wood effect flooring, chrome wall mounted heated towel rail, pull cord wall light, extractor and spotlights.



### LIVING ROOM

15'10" x 14'2" (4.83 x 4.32)

Large ceiling to floor windows to side elevation, window to front, TV point, exposed beams, wall cupboard housing meter, heatmiser underfloor control and door into



### KITCHEN/DINING ROOM

24'2" x 11'10" (7.37 x 3.61)

Bespoke fitted kitchen with twin Belfast sink with mixer tap, Quartz work surface, integrated Neff dishwasher, space for range cooker and fridge/freezer, extractor hood, window to rear, French doors onto patio, stone flooring, wall mounted underfloor heatmiser control, two skylights, TV point and door into cloakroom.



### UTILITY

8'9" x 8'2" (2.67 x 2.51)

Maximum measurements. Fitted cupboards, Belfast sink, space

for wall mounted cupboard housing intergas central heating boiler and water heater, continuation of flooring and underfloor control-heatmiser, door to exterior, extractor fan and window to side.

### CLOAKROOM

7'10" x 3'6" (2.39 x 1.09)

Low level WC, vanity unit with sink, continuation of floor, extractor and access to loft.

### FIRST FLOOR

#### LANDING

Skylight, exposed beam, Honeywell central heating thermos, cast iron radiator and wall mounted 'warm up' bath controls.

#### BEDROOM 2

13'10" x 8'10" (4.22m x 2.69m)

Window to front, skylight, radiator, TV point and exposed beam



#### BEDROOM 3

Window to front



### FAMILY BATHROOM

13'10" x 8'9" (4.22 x 2.69)

Four piece suite including low level WC, pedestal wash hand basin, panelled bath with mixer tap, corner shower cubicle with mains shower, skylight, wall mounted chrome heated towel rail, tiled splashbacks, wood effect flooring, pendant light and extractor fan





## EXTERIOR

Patio to the immediate rear, lawned garden, wooden panel fencing and pivot hedge to boundaries, side access gate. Attached double carport



## 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. 86.8 sq. metres (934.0 sq. feet)



**First Floor**  
Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 136.1 sq. metres (1464.7 sq. feet)

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

**3 Gladstone Barns, Church Road, Ashton**

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