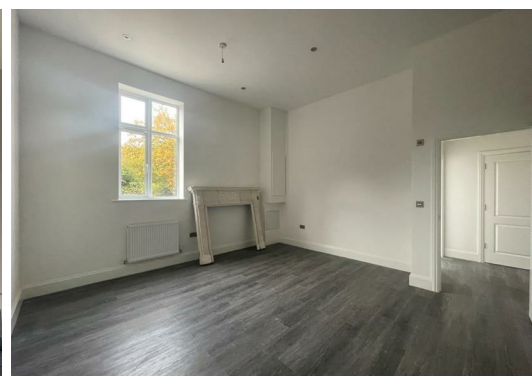
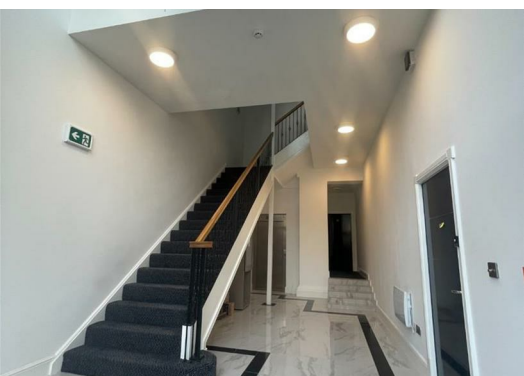




Wright Marshall
Estate Agents

UNIT 4 GREYSFIELD HOUSE APARTMENTS FERMA LANE,
GREAT BARROW, CHESTER CH3 7HU

ASKING PRICE £155,000



Wright Marshall has great pleasure in offering for sale Greysfield House which is a collection of 13 executive high specification 1, 2 and 3 bedroom apartments.

A one bedroom, ground floor apartment featuring views of the Cheshire Countryside. Approximately 463sqft .

ASKING PRICE £155,000

Greysfield House is an impressive country house which was originally commissioned by the owners of the Cunard Shipping Line in Liverpool. Dating from circa 1880 the property is constructed of brick with black and white half-timbered elevations to the upper floors under a Westmorland slate roof.

In architectural terms Greysfield has much to commend it with stone mullioned and leaded windows, carved stone detailing, open fronted porch with columns, dressed stone steps, half-timbered gables and tall chimneys. Every care has been taken to deliver sumptuous modern living whilst retaining much of the character of such a beautiful building.

The main house is surrounded by beautiful Cheshire countryside and benefits from perfectly manicured landscaped gardens. Some of the plots will benefit from private garden areas. This peaceful and picturesque setting is still within a 15 minute drive of Chester City Centre and Business Parks and 5 minutes from the Motorway Network.

UNIT 4

Unit 4 is a delightful one bedroom ground floor apartment forming part of the desirable Greysfield House conversion. The property dates back to the late 1800's and has been skilfully converted to create a modern apartment whilst retaining a host of original features. The accommodation, which is presented throughout to a high standard and briefly comprises: reception hallway, impressive open-plan kitchen/dining/living room fitted with a bespoke range of kitchen units with granite worktops and built-in appliances, utility room, principal bedroom and well-appointed bathroom. Greysfield House is set within communal gardens and there is one allocated parking spaces. There is NO ONWARD CHAIN involved in the sale of this property. If you are looking for an apartment in a small development close to local amenities, then we would strongly urge you to view.

LOCATION

Greysfield House Apartments are 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 and with seating for 350 spectators and extra stables.

VIEWING

By appointment through the Agents Tarporley Office

TENURE

We understand the tenure to be leasehold.

DIRECTIONS

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 bear 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.

ANTI MONEY LAUNDERING (AML)

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.

COMMUNAL ENTRANCE HALLWAY

Telephone entry-com system and key code. Double glass doors, marble effect tiled flooring, carpeted stairs rising to upper floor, lift, electric heater, ceiling light points.



HALLWAY

KITCHEN/LIVING ROOM

Dark grey wood effect flooring, cream kitchen units finished with a white marble worktop and matching wall units. 4 ring induction hob, Bosch microwave and Bosch oven. Integrated fridge/freezer. Stainless steel sink with chrome mixer tap. Two single panel radiators, ceiling spot lights and central ceiling light point. Telephone point and aerial point. Views of the Cheshire Countryside from UPVC double-glazed window.



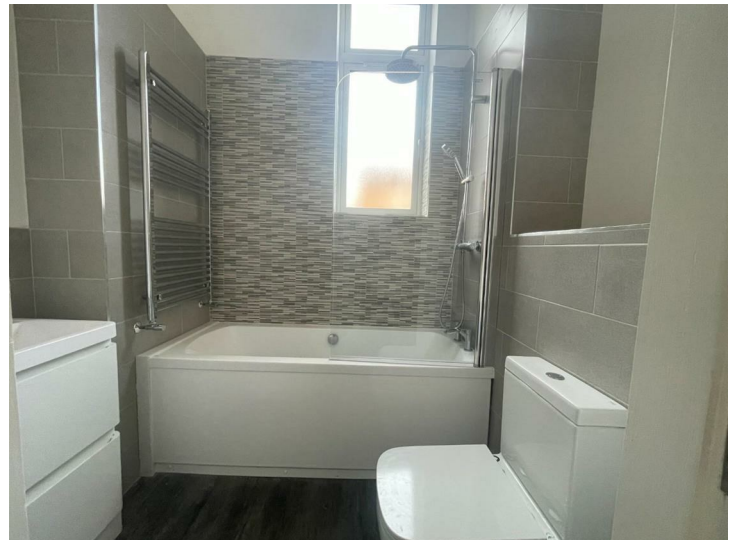
BEDROOM

Beige carpet, double panel radiator. Ceiling light point. TV aerial point. Views of countryside from both UPVC double-glazed windows.



BATHROOM

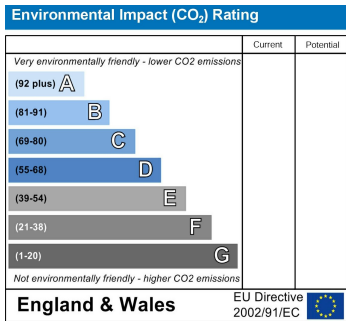
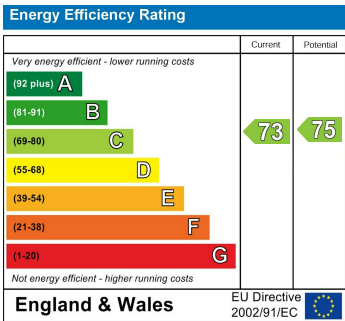
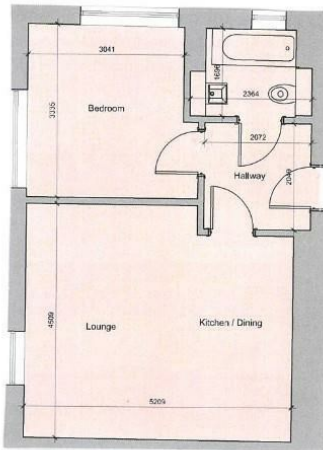
Three piece suite in white with chrome fittings. Square vanity basin with chrome mixer tap. Chrome heated towel rail. Rainfall and separate shower attachment. Frosted UPVC window. Low-level WC with dual flush. Partially tiled walls, wood effect flooring continued.



SERVICE CHARGE

The Service Charge is £95.45 per calendar month

UNIT 4



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 Estate Agents

