



**Wright Marshall**  
Estate Agents

**UNIT 5 GREYSFIELD HOUSE APARTMENTS  
FERMA LANE, GREAT BARROW,  
CHESTER CH3 7HU**



**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.**

**ASKING PRICE £215,000**

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.

## 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.

## UNIT 5

- Apartment Within a Unique Development
- Ground Floor
- One Bedroom & Study
- Approximately 845sqft
- High Specification
- Convenient Location
- Parking

A well appointed and recently converted one bedroom apartment. The apartment has been finished throughout to a very high standard and briefly comprises reception hallway with wood effect flooring, living room opening through to a large fully fitted kitchen/dining room. Principal bedroom, study, well appointed family bathroom. Greysfield House is set within communal gardens and there are two 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.

## RECEPTION HALLWAY

14'6" x 10'6" max (4.42m x 3.20m max)

A composite door with silver door furniture and spy hole. Ceiling light point. Alarm sensor. Wall mounted electrical consumer unit. A wall mounted phone entry system. Radiator. Smoke detector. Wood effect flooring. Wall mounted alarm pad. Wall mounted heating control pad. Doors through to living room, bedroom 1, study and bathroom.

## LIVING DINING ROOM

19'3" x 11'11" (5.87m x 3.63m)

UPVC double glazed window overlooking the rear. Ceiling light point. Recessed ceiling spotlights. Smoke detector. Radiator. Satellite TV point. Alarm sensor. Radiator. Opening through to kitchen, dining room and door to useful store cupboard. Wood effect flooring.

## STORE CUPBOARD

6'4" x 3'0" (1.93m x 0.91m)

Ceiling light point. Continuation of the wood effect flooring.

## KITCHEN DINING ROOM

13'10" x 15'10" (4.22m x 4.83m)

A selection of wall and base level matt black soft close units incorporating drawers and cupboards with quartz worktops and matching upstands. Four ring Bosh induction hob with concealed extractor hood. Inset bowl and half stainless steel sink unit with chrome mixer tap and quartz routed drainer. Integrated Hoover fridge freezer. Integrated Hoover dishwasher. Integrated recycling bins. Integrated Bosch microwave. Recessed ceiling spotlights. Smoke detector. Feature ceiling light point. Radiator. Ceramic floor tiling.

## BEDROOM 1

13'6" x 9'9" (4.11m x 2.97m)

UPVC double glazed window overlooking the rear. Ceiling light point. Radiator. Telephone point. TV point. Alarm sensor.

## STUDY

10'6" x 6'4" max (3.20m x 1.93m max)

Ceiling light point. Smoke detector. Radiator. Telephone and TV point.

## **BATHROOM**

9'3" x 4'11" (2.82m x 1.50m)

A well appointed three piece suite in white with chrome style fittings comprising low level WC with dual flush, wall mounted wash hand basin with chrome mixer tap and useful two drawer storage cupboards beneath. A shaped bath with chrome waterfall mixer taps. Canopy shower head with separate shower attachment above and glazed shower screen. Partially tiled walls. Recessed ceiling spotlights. Monsoon ceiling mounted extractor. Wall mounted shaver socket and floor tiling.

## **EXTERIOR**

There are communal gardens and two allocated parking space.

## **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.

## **SERVICE CHARGE**

The Service Charge is £120.23 per calendar month



# UNIT 5



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      | 76        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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