



**Irons Lane
Great Barrrow**



8 Irons Lane

Great Barrow, Chester CH3 7LD

A delightful three Bedroom mid terraced cottage style property situated on the outskirts of this popular village benefiting from attractive views to both front and rear.

- Reception Hall, Living Room with log burner, Kitchen Diner, Cloakroom, Utility cupboard.
- Attractive landing area giving access to three Bedrooms and Shower Room.
- Off road parking, attractive enclosed rear garden.

Location

The property is within one mile of the amenities and facilities offered within Great Barrow which include a popular local pub, primary school and historic St Bartholomew church. On a recreational front there is rugby, football, hockey, cricket, tennis, squash and six golf clubs. Country walks can be enjoyed along local footpaths from the property, alternatively Delamere Forest is within ten minutes drive away. Great Barrow is an attractive rural village with a strong community and is conveniently positioned for Chester. The larger villages of Tarvin, Kelsall and Tarporley are also within a short drive and provide comprehensive shopping facilities.

Accommodation

Part glazed panel front door opens to the Reception Hall with staircase rising to the first floor, Cloakroom off with low level WC and wash hand basin. The attractive well-proportioned Living Room 4.9m x 3.3m has a central fireplace with exposed brick fire back and timber mantel incorporating a log burning stove set upon a slate hearth. There are large picture windows to both the front and rear letting in an abundance of natural light. The Kitchen Diner 3.9m x 3.2m was refitted in June 2023 with new gloss

fronted wall and floor cupboards in addition to built in cupboard space. There is space for a central dining table and appliances include an AEG four ring induction hob with oven beneath, integrated fridge freezer and dishwasher. A door gives access to the rear garden and off the kitchen there is a Utility/Housekeepers Cupboard with shelving and where the current vendors have a washing machine and tumble dryer (stack system).

The first floor landing gives access to three Bedrooms and a Bathroom, on the half landing there is a useful storage cupboard. **Bedroom One 3.3m x 2.9m** benefits from built in wardrobes and overlooks a field to the rear which can also be observed from **Bedroom Two 3.3m x 2.5m**. **Bedroom Three 3.3m x 2.3m** is situated to the front and offers far reaching views over farmland. The **Shower Room** (formerly a bathroom) provides a tiled shower enclosure, low level WC and circular sink unit set on a wash stand with toiletry/towel shelf.

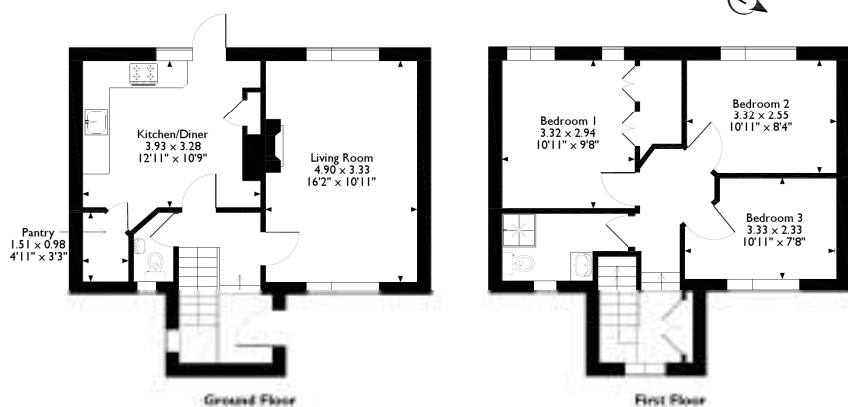
Externally

A gravelled driveway to the front provides off road parking edged with stocked borders, the driveway could be widened if required (at the expense of the borders to provide parking for an additional car) there is also a fenced off bin storage area. The enclosed rear garden is principally laid to lawn incorporating stocked borders and a timber framed garden shed. A gate to the rear leads onto a pathway for pedestrian access, beyond the pathway the gardens overlook a paddock.

Directions

From the A54 Tarvin Chester Road turn at the Stamford Bridge traffic lights signposted Great Barrow (B5132). Upon entering the village turn right into Main Street and proceed past the village shop and pub, The White Horse. Follow the road into Village Road which then becomes Heath Lane, having passed the turning to Manor Park on the right-hand side and entering into open countryside, take the next turning left into Hollowmoor Heath, at the T junction turn left into Irons Lane and the property will be found on the left hand side.

Approximate Gross Internal Area
876 sqft/82 sqm



Services (Not tested)/Tenure

Mains Water, Electricity, Drainage. Gas central heating/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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