



Chapel House, Barton Road, Barton, Malpas, Cheshire

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Chapel House, Barton Road, Barton, Cheshire, SY14 7HU

A delightful period attached cottage with stylish modern accommodation, in a peaceful Cheshire village setting

Farndon 2.5 miles, Malpas 5.5 miles,
Chester 11.5 miles, M53 (Jct 12) 11.5 miles,
Manchester Airport 38 miles

Entrance hall | Sitting room | Sun room | Study
Kitchen / dining room | Utility | Cloakroom
Principal bedroom with dressing room & en
suite shower room | 2 Further bedrooms
Family bathroom | Garage | Garden | Store
Summer House | Greenhouse | EPC: TBC

The property

Chapel House is a characterful cottage that offers high-quality, modern fittings alongside traditional features and beautifully appointed accommodation, in a central village setting.

The property is accessed under a wooden storm porch into an entrance hall, with integrated storage behind bifold doors, leading to the kitchen and the main reception room. The split-level sitting room has an impressive inglenook fireplace, painted timber beams, integrated touch open fitted cabinetry and engineered oak flooring (featured throughout the property). Beyond is the light-filled snug with access out to the garden, and a home study with fitted units, and the benefit of a private W.C.

The ground floor also has a split-level kitchen and dining room with skylights, and full length tilt & turn windows, providing an abundance of natural light (also featured in the majority of rear facing rooms). The kitchen itself has Shaker-style fitted units, a central island with both breakfast bar and storage, integrated appliances and an adjacent utility room with external access. The full size fridge and freezer are enclosed within solid walnut cabinetry, along

with additional storage shelves, and a matching dresser is located in the dining room area.

Upstairs there are three double bedrooms, including the principal bedroom with its painted pitch pine truss, fully fitted dressing area, and en suite with walk-in shower and underfloor heating. Bedroom 2 benefits from a full length fitted vanity unit, and the floor is completed by a family bathroom with a separate shower.

Outside

At the front of the property, the brick driveway provides a parking space and access to the integrated garage with electric insulated door, and workshop area. The garden at the front has an area of lawn and a pathway with steps leading to the open sided storm porch with a winged dragon roof statue.

At the rear, the walled garden has a good-sized patio area for entertaining, and steps leading to an area of lawn with paved pathways and well-stocked border beds. There are also two brick-built outbuildings – a summer house with electric heating, power and lighting located in the main garden, and a store, which can be accessed through two brick archways at the rear of the garden, along with a greenhouse and substantial potting area. There is also a gazebo offering an attractive shaded seating area.

Location

The property lies in the small but vibrant community of Barton, surrounded by beautiful Cheshire countryside. The village is home to the well established Cock O'Barton hotel and restaurant, and neighbours Carden Park, with its two championship golf courses and luxury spa and garden facilities. Nearby Farndon and Holt offer various shops, restaurants and cafés, while Malpas offers a further selection of local amenities, including a doctor's surgery and post office. The historic city of Chester is also within easy reach, with its superb shopping and leisure facilities. The area is well connected by a strong network of A-roads, while the M53 and M56 are both accessible just north of Chester.





Floorplans

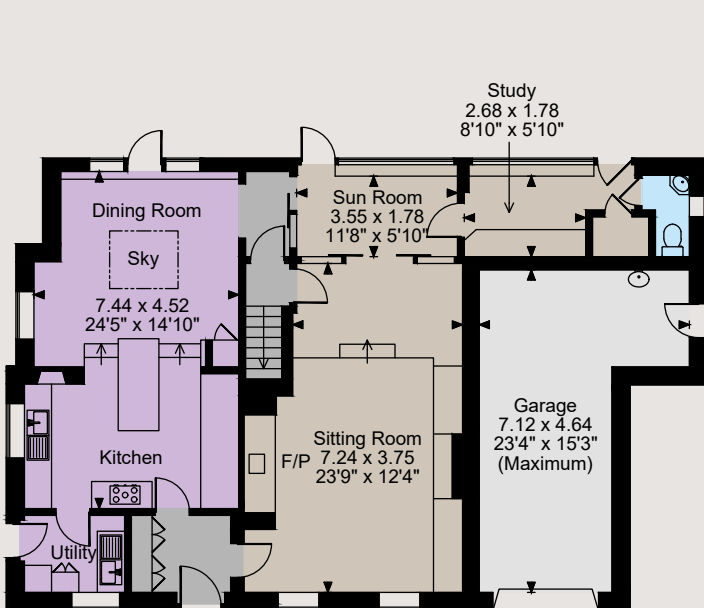
Main House internal area 1,853 sq ft (172 sq m)

Garage internal area 264 sq ft (25 sq m)

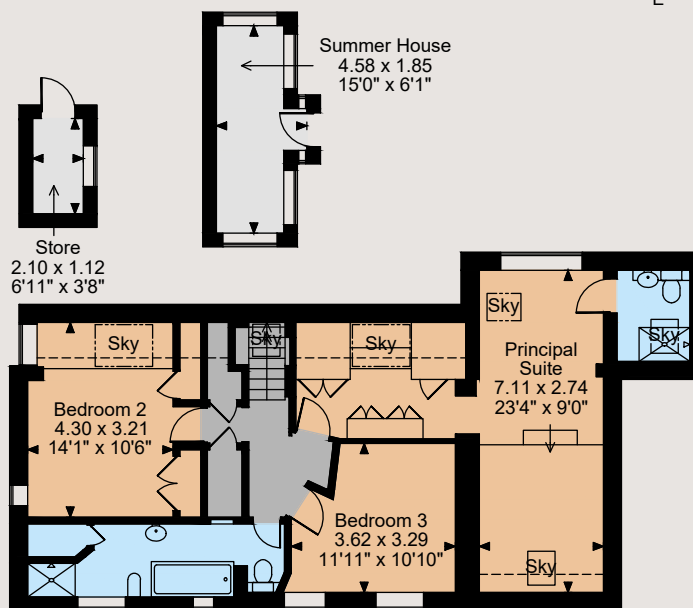
Outbuildings internal area 104 sq ft (10 sq m)

Total internal area 2,221 sq ft (206 sq m)

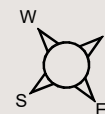
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Directions

Follow SatNav to SY14 7HU. Alternatively use What3Words ///whirlwind.mothering.users.

General

Local Authority: Cheshire West & Chester

Services: Mains electricity, water and drainage. Oil-fired central heating. Roof fitted solar panels. Security cameras and alarm system. Fibre optic broadband.

Council Tax: Band F

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £765,000

Agents note: The property falls within a conservation area. Full details provided on request.

Chester

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