

# Town & Country

Estate & Letting Agents

Main Street, Great Barrow

No Onward Chain £449,950



Nestled in the picturesque village of Great Barrow, this charming cottage offers a delightful blend of character and comfort. The cosy atmosphere is enhanced by the cottage's original features, which add a touch of warmth. The cottage boasts three comfortable bedrooms, providing ample space for family or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home. Located on Main Street, this cottage is ideally situated to take advantage of the local amenities that Great Barrow has to offer. The village is known for its friendly atmosphere and community spirit, making it an excellent place to call home. With easy access to Chester city centre and surrounding countryside, this property is perfect for those who appreciate both village life and the convenience of urban living. An additional feature is the lovely south-facing rear garden. This delightful three-bedroom cottage in Great Barrow is a rare find, combining charm, comfort, and a fantastic location. It presents an excellent opportunity for anyone looking to settle in a beautiful part of Chester. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

A charming three-bedroom cottage set in the heart of this highly desirable village, offering easy access to Chester city centre and major motorway links. Beautifully presented throughout, the property blends character features with modern comforts, including double glazing and gas central heating. To the front, a timber gate opens to an attractive gravel pathway bordered by a lawned garden filled with mature plants, shrubs and trees. The path leads to the front door and continues to gated access into the rear garden. Inside, the entrance hall features slate-effect flooring and leads to a cloakroom/WC and a spacious dual-aspect living room with exposed beams, an open fireplace, and stairs rising to the first floor. A partially glazed door opens into a well-appointed kitchen fitted with light oak-style units, integrated appliances and ceramic tiled flooring, flowing into a dining area with built-in storage. From here, folding doors open into a bright conservatory with French doors to the garden. Upstairs, the landing provides access to three well-proportioned bedrooms. Bedroom one enjoys a double aspect with fitted wardrobes and an ornamental fireplace. Bedroom two overlooks the rear garden and features fitted storage, while bedroom three offers generous space with front-facing views. The stylish family bathroom boasts a modern Villeroy & Boch suite, including a bath and oversized shower enclosure. The attractive south-westerly rear garden offers gravel pathways, seating areas, tiered stone borders, an ornamental pond, a lawned section and a timber shed, all surrounded by mature planting.

## LOCATION

Set in the heart of Great Barrow, White Horse Cottage benefits from a picturesque and well-connected village setting. The area offers an inviting community atmosphere, attractive rural surroundings and everyday amenities including a primary school and traditional pub. Positioned only minutes from Chester, the location combines countryside calm with superb access to the city and major road networks—ideal for both families and commuters.

## DIRECTIONS

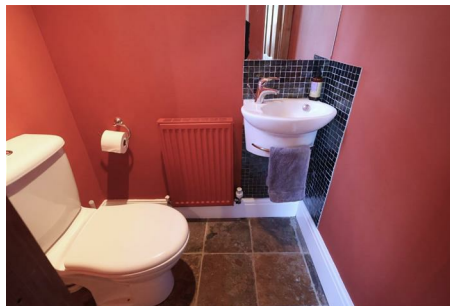
Head out of Chester on the A51, then turn onto the B5132. Follow this road into Great Barrow and continue onto Main Street, where White Horse Cottage is located.



## ENTRANCE HALL

6'6" x 4'1"

A double-glazed front door opens into a welcoming entrance hall featuring slate-effect tiled flooring, a radiator, and a double-glazed side window. Stripped pine doors lead through to the living room and the cloakroom/WC, adding a touch of character to the space.



## DOWNSTAIRS CLOAKS

4'2" x 3'3"

Continuing the slate-effect flooring from the entrance hall, this well-presented cloakroom is fitted with a dual-flush low-level WC and a wash hand basin with mixer tap and tiled splashback. Additional features include a radiator and an opaque double-glazed window to the side elevation.



## LIVING ROOM

17'6" x 12'2"

A bright and characterful living space featuring double-glazed windows to the front and side elevations, two radiators and beautiful exposed ceiling beams. A charming open fireplace with a white Adam-style surround provides a stunning focal point, while exposed

floorboards complement the staircase leading to the first floor. A partially glazed stripped pine door offers an attractive transition through to the kitchen.



## KITCHEN

12'8" x 7'6"

Beautifully appointed, the kitchen features an attractive range of light oak-style wall, base and drawer units with sleek stainless steel handles and ample worksurface space incorporating a stainless steel 1.5 bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine. A cupboard houses the Worcester gas combination boiler, while ceramic tiled flooring and recessed ceiling downlights add to the contemporary finish. An understairs storage cupboard is accessed from the kitchen, and an open thoroughway leads seamlessly into the dining area.



## DINING ROOM

9'2" x 8'6"

Continuing the ceramic tiled flooring from the kitchen, the dining room features a built-in storage cupboard, a tower column-style radiator, and a rear-facing window that fills the space with natural light. Folding doors open seamlessly into the conservatory, creating a lovely flow for dining and entertaining.

## FIRST FLOOR LANDING

The first-floor landing provides access to all three bedrooms and the spacious five-piece bathroom suite, with stripped pine doors adding character and continuity throughout the home.



## BEDROOM ONE

10'9" x 8'9"

A charming double-aspect bedroom with windows to the front and side elevations, flooding the room with natural light. Features include a radiator, fitted wood-grain effect wardrobes, and a decorative cast-iron ornamental fireplace, combining character with practical storage.



## BEDROOM TWO

8'6" x 8'2"

A bright bedroom with light oak wood-grain effect flooring, a radiator, and a rear-facing double-glazed window overlooking the garden. The room benefits from a practical range of cupboards and wardrobes cleverly designed to make use of the space above the stairs.



## BEDROOM THREE

12'6" x 7'5"

A spacious bedroom featuring light oak wood-grain effect flooring, a front-facing double-glazed window with radiator beneath, and recessed ceiling downlights, creating a bright and welcoming space.



## BATHROOM

12'1" x 7'4"

A stylish, contemporary bathroom fitted with a four-piece white Villeroy & Boch suite, complemented by a recently added oversized low-tray shower enclosure with thermostatic shower and folding glass screen. The room is partially tiled with a ceramic tile floor, features a radiator, recessed ceiling downlights, and an opaque rear-facing double-glazed window, creating a bright and modern space.



## CONSERVATORY

10'2" x 8'3"

Set on a low brick-base with a double-glazed timber frame, the conservatory boasts a slate-effect tiled floor, a radiator, and recessed downlights. French doors open directly onto the rear garden, offering a bright and airy space to relax while enjoying views of the outdoors area.



## EXTERNALLY

The south-west facing rear garden enjoys a sunny aspect and features gravel pathways, seating areas, and a slightly tiered layout with low stone retaining walls. An ornamental pond and timber shed add character, while the majority of the garden is laid to lawn with a scattering of mature plants, shrubs, and trees, creating a private and tranquil outdoor space.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band D

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

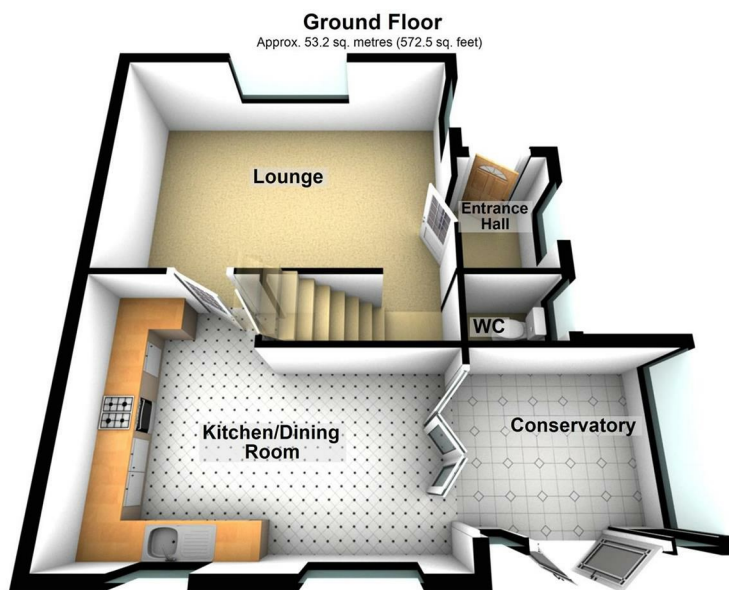
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 78                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.