



FOR SALE

Price Guide £525,000

**The Barn House Norbury, Nr Whitchurch,
Cheshire, SY13 4HW**

An attractive converted barn that provides a blend of character and modern living, in a private position at the end of a long approach drive.



Norbury (1 mile), Whitchurch (6 miles), Chester (18 miles) and Shrewsbury (27 miles)
(All distances approximate)



- Attractive barn conversion
- Spacious accommodation
- Lovely gardens with open outlooks
- Ample parking
- End of a private drive
- Super semi-rural location

DESCRIPTION

Halls are delighted with instructions to offer The Barn House, Lower Hall, in Norbury for sale by private treaty.

Located within the grounds of the impressive Lower Hall, The Barn House is an attractive converted barn that provides a blend of character and modern living, in a private position at the end of a long approach drive.

The property was converted around ten years ago and is well-presented, offering a spacious layout, with the potential for further enhancements to suit individual preferences. On the ground floor, there is a Kitchen and useful Utility room, together with two good sized reception rooms including a feature fireplace and exposed brick walling, as well as a downstairs Cloakroom. It features two bedrooms and a dressing room/potential en-suite on the first floor and one potential ground floor bedroom (currently utilised as an office/snug), providing versatile accommodation options.

The outdoor space includes a private rear courtyard and good-sized gardens, perfect for relaxation or social gatherings. There is ample parking available for residents and guests, along with the option to rent an adjoining pony paddock, should it be required. Additionally, the property is equipped with an electric vehicle charging point.

With no onward chain, The Barn House is situated in a lovely countryside location, providing open views to the front over Cheshire countryside.. This property provides a excellent opportunity for purchasers to acquire an attractive barn conversion is this particularly pleasant semi-rural position, an ideal property to enjoy the charm of Cheshire living.

SITUATION

The Barn House is situated in the grounds of Lower Hall, set back from a quiet country lane and within close proximity to the popular hamlet of Norbury. The village of Wrenbury is around 2.5 miles away providing a village store, Primary School and Doctors surgery along with pubs and restaurants. The larger village of Malpas provides a wider variety of shops aswell as the highly regarded Bishops Heber high school. A more extensive range of shops, restaurants, bars and national supermarket chains can be found in the nearby town of Whitchurch. There are a number of leisure facilities available nearby with country walks along the Sandstone Trail at nearby Bickerton and Peckforton, a number of golf clubs within a 20 minute drive and horse racing at Chester and Bangor-on-Dee racecourses.

DIRECTIONS

W3W: //admits.brochure.archduke



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



GROUND FLOOR

Kitchen: 4.95m x 2.97m
Utility Room: 3m x 1.26m
WC
Dining Room: 4.95m x 3.12m
Living Room: 4.95m x 3.6m
Snug/Bedroom 3: 3.85m x 2.78m

FIRST FLOOR

Bedroom 1: 4.94m x 3.61m
Dressing Room: 4.94m x 2.41m
Bedroom 2: 4.95m x 3.04m
Bathroom.

OUTSIDE

The Barn House is positioned at the end of a long impressive drive, which also provides access to 5 adjacent barn conversions which have recently been developed. The drive leads to an extensive private parking area to the front of the property. There is an EV charging point to the side of the property which can be included in the sale but will need to be relocated by the purchaser/s..

GARDENS

There are attractive gardens including a gravelled area providing ideal outdoor entertaining space (with a hot tub included) leading on to an area of lawn offering potential for landscaping according to a purchaser's own tastes and preferences.

To the rear, there is an enclosed courtyard ideal for catching the morning sunshine.

SERVICES

We are informed that mains water and electricity are available on site. Drainage is to a private system which is shared with Lower Hall.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Cheshire East Council - C/O Delamere House, Delamere Street, Crewe, CW1 2LL.

COUNCIL TAX

The Barn House (formerly Lower Hall Barn, we are informed by the Vendor) is listed on council tax register as Council Tax Band A.

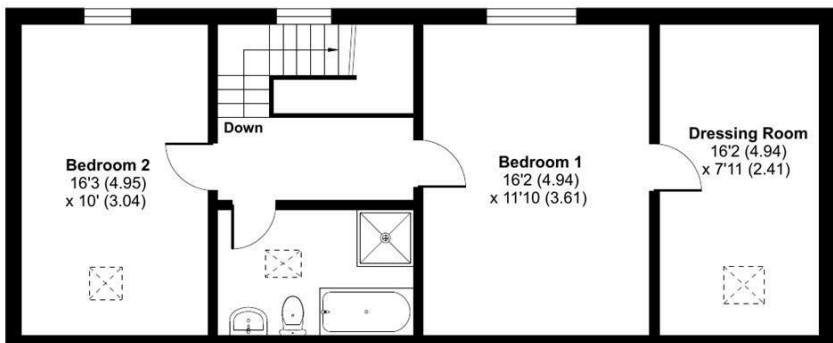
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

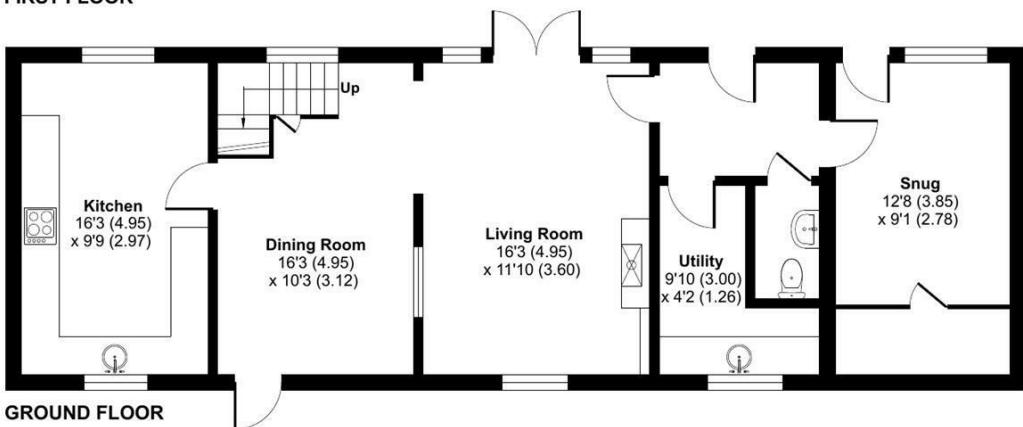
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 127338



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-B1) B		
(B9-B0) C		
(D5-D8) D		
(D9-D4) E		
(G1-G8) F		
(G1-G0) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsrgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: [i] These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract [ii] No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property [iii] Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ [iv] It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.