1 Old Yew Tree Barns

Saighton Lane, Saighton, CH3 6EG

EATON ESTATE

To be let Unfurnished / £1800 pcm / Deposit £1800 / Appliances not provided



Description

A thoughtfully designed three-bedroom barn conversion, breathing new life into former commercial premises.

With stunning views over adjacent farmland, **1 Old Yew Tree Barns** offers contemporary accommodation whilst retaining many of the character features of the original farm buildings.

Set in the tranquil and picturesque village of Saighton the property is within easy reach of Chester, the A41 and the wider motorway network.

Features

- Large open plan kitchen/dining/living room
- Separate utility room leading to WC
- Family sitting room with double doors to paved/walled courtyard
- Two downstairs bedrooms
- Downstairs family bathroom
- First floor bedroom with ensuite shower room
- Paved/walled courtyard and separate gravelled patio
- Parking for two vehicles
- EV charger

If you are interested in this property, please contact:
The Rural Property Team on 01244 684606 – jackie.hill@grosvenor.com

EATON ESTATE

Situation

Saighton is a picturesque and vibrant village with a strong community spirit, much of it centred on the village hall. Saighton Church of England Primary School and Pre-School is at the heart of the village, and Abbey Gate College, a private day school, is a short distance from the centre.

The historic City of Chester is approximately 5 miles away and provides a wide range of amenities including state and private schooling, shopping, bars, restaurants and leisure facilities.

The city also provides a mainline railway station with a direct line to London Euston taking just over two hours. The property is perfectly placed for access to Chester and the motorway network into Liverpool, Manchester and the Midlands.

The Property

The original farm buildings, used for many years as commercial offices, have been completely redeveloped to create three three-bedroom family homes: one detached and two semi-detached.

Converted to a very high standard, **1 Old Yew Tree Barns** combines open plan living with original features throughout. Estate produced engineered wood flooring is used in the living areas, with the bedrooms carpeted for comfort. The bathrooms have traditional style fixtures and fittings with porcelain tiling on the walls and laminated vinyl tile flooring. Vaulted ceilings and skylights fill the home with light, and there are stunning views across farmland towards the Peckforton Hills.

Ground floor

The side front door opens into a hallway with a very spacious understairs cloaks cupboard, leading through to the main open plan kitchen/dining/living area with doors to the rear gravelled patio. The kitchen has fully fitted cupboards and a breakfast bar in an attractive green colour, with an oak effect worktop and clean white tiling. There are spaces for appliances. The engineered wood floor, from the Eaton Estate, creates a warm, welcoming feel, while the vaulted ceiling with exposed beams adds character to this modern kitchen/living space. A utility room leads off the kitchen through to a downstairs WC.

Off the kitchen/dining area, a separate family sitting room has double doors opening onto a rear paved, walled courtyard. The ground floor also has two bedrooms and a spacious family bathroom with washbasin, WC and bath with overhead shower.

First floor

Stairs lead from the hallway to the first floor and a mezzanine landing. Here, the dormer bedroom enjoys views across the fields and has its own private ensuite shower room.

Outside

With parking for two vehicles at the front, the property benefits from two private outdoor spaces: a gravelled patio area reached from the kitchen/dining area and a paved, walled courtyard off the family sitting room. There is also an EV charger connected to the property. There is guest parking at the rear.

Services

Mains gas, water and drainage (gas central heating). Fibre broadband available.

Energy Performance Certificate – C/76

Council Tax Band – awaiting Valuation Office – anticipated to be Band D or E

































No.1 Old Yew Tree Barns



Energy performance certificate (EPC)

1 Old Yew Tree Barns Saighton Lane Saighton Chester CH3 6EG	Energy rating **C**	Valid until:	**16 November 2036**
		Certificate number:	**4290-7431-0332-2195-3963**

Property type	Detached house
Total floor area	93 square metres

Rules on letting this property

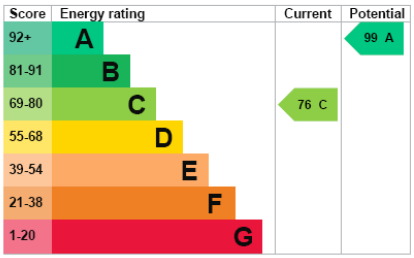
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60