









7 Noon Sun Farm

Noahs Ark Lane, Great Warford

A spacious, modernised barn conversion (2,600 sq ft) with 4 bedrooms, open-plan kitchen, garden, double garage, paddock, and countryside views near Mobberley. Ideal for family living.

Council Tax band: G

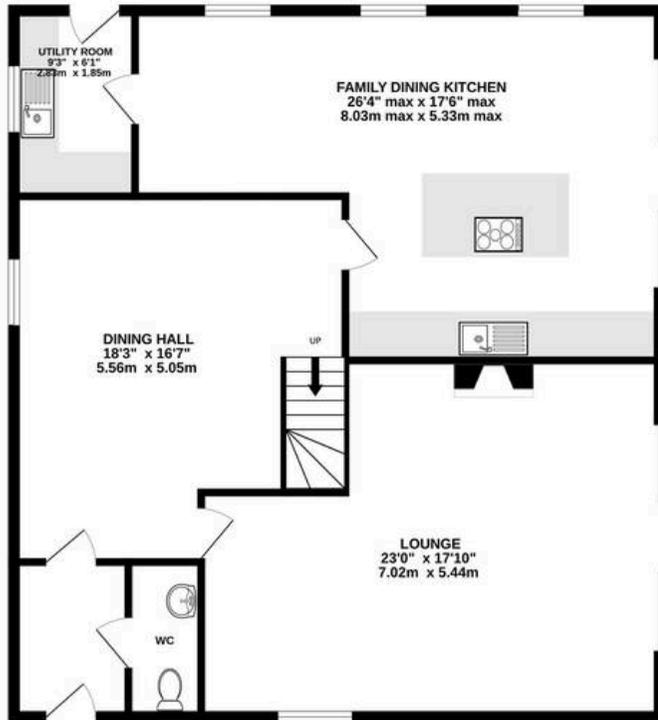
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

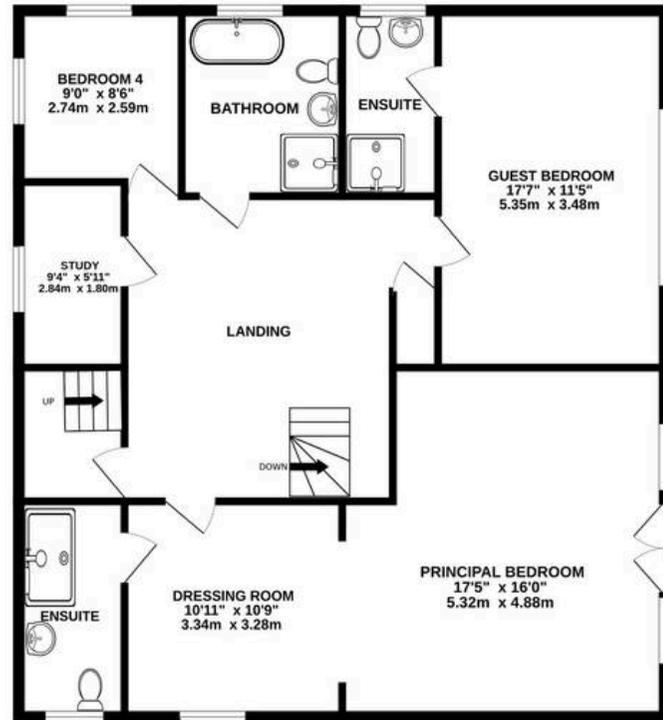
- Beautifully presented barn conversion extending to over 2,600 sq ft
- Quiet semi-rural setting on the border of Mobberley and Great Warford with open field views
- Stunning remodelled open-plan family dining kitchen with high-end appliances
- Spacious and flexible accommodation arranged over three floors
- Large lounge with direct access to the enclosed garden
- Principal bedroom suite with dressing room and en-suite, plus guest en-suite bedroom
- Double garage and parking located just a short distance from the property
- Private paddock behind the garage and access to a shared residents' paddock



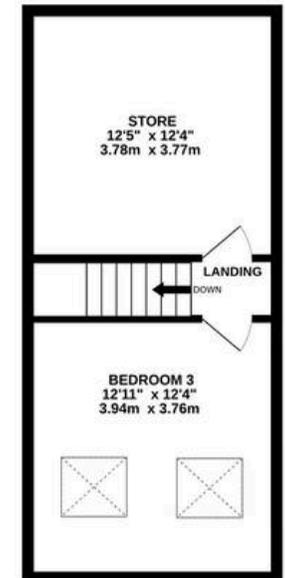
GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 2632 sq.ft. (244.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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