



Total area: approx. 120.6 sq. metres (1298.5 sq. feet)  
For illustration purposes only - not to scale

## The Lydiate, Heswall, Wirral CH60 8QN

Offers Over £400,000

3 Bedroom 1 Reception 2 Bathroom C

\*\*Three Bedroom Barn Conversion - Both Ground & First Floor Bedrooms - Future Proofed Living!\*\*

Hewitt Adams is delighted to welcome this stunning BARN CONVERSION on Lydiate Farm to the market. Located on the CUSP OF THE LOWER VILLAGE and all its amenities- Lydiate Farm is a brilliantly CONVENIENT LOCATION and an ideal situation for DOWNSIZERS and retirement. Coming to the market in beautiful, well-appointed condition.

In the Agents opinion this is one of the MOST PRACTICAL homes on Lydiate Farm given it offers bedroom accommodation on BOTH GROUND & FIRST FLOOR - meaning the property provides a future proofed solution for home-movers!

As well as practical, it also offers some stunning character features such as the BEAMED CEILINGS and internal SANDSTONE WALLS. Also offering a private SOUTH FACING garden.

In brief the accommodation affords: entrance hall, living room, kitchen, w.c, bedroom with en-suite. Upstairs there are two further bedrooms and a bathroom. With two DESIGNATED PARKING SPACES.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Hall

Radiator, staircase

Lounge

33'1" x 14'4" (10.1 x 4.39)

Impressive lounge and dining room with vaulted beamed ceiling, exposed sandstone internal feature walls, patio doors to the garden, radiators, power points, TV point

Kitchen

10'2" x 9'8" (3.1 x 2.97)

Wall and base units, inset sink, integrated appliances. double glazed window, radiator, space for dining table

W.C

W.C, wash hand basin

Bedroom

13'8" x 11'6" (4.17 x 3.53)

Double glazed window, radiator, power points, door into;

En-Suite

Comprising shower, low level w.c, wash hand basin

UPSTAIRS

Bedroom

14'1" x 13'1" (4.3 x 4.0)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom

9'4" x 8'2" (2.87 x 2.49)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, tiled floor

EXTERNALLY

Allocated parking in a courtyard development, and a small garden off the lounge which has the benefit of being SOUTH FACING. With two DESIGNATED PARKING SPACES.

