



Total area: approx. 266.1 sq. metres (2864.1 sq. feet)
For illustration purposes only - not to scale



Gallopers Lane, Thingwall, Merseyside CH61 7YA

Offers In The Region Of £775,000

 4 Bedroom  3 Reception  2 Bathroom 

****Wow-Factor Individually Designed Barn Conversion - Almost 3,000SQFT - Surrounded By Countryside - Exclusive Location - Sold With No Chain****

Hewitt Adams is excited to offer to the market this EXCEPTIONAL barn conversion family home on Gallopers Lane in Thingwall. Part of a small, exclusive development - Conwis Stables is a truly special property. Surrounded by open fields and with its own large front paddock - the property is perfect for anyone looking for a semi-rural, countryside setting but still close to local amenities.

At almost 3,000 sqft this is a substantial family home. Incredibly spacious and brimming with character features such as DOUBLE HEIGHT vaulted ceilings, exposed brick walls, beams, inglenook style fireplace and much more.

With incredibly well proportioned rooms and wide hallways, this is an ideal property for both families and anyone looking for a future proofed home that is all on one level. The property also has full UNDER-FLOOR HEATING and SOLAR PANELS.

In brief, the accommodation affords an entrance hall, kitchen, utility, huge family lounge, study, living room, four double bedrooms with an en-suite to the master bedroom and a modern four piece family bathroom. With exceptional outside space that includes a paddock, driveway, separate double garage and generous garden areas including large lawn, multiple patio/outdoor dining and entertaining areas.

Front Entrance

Into;

Hall

Hall Exposed brick walls, vaulted ceilings, beams, underfloor heating

Lounge

32'6" x 22'10" (9.91 x 6.96)

Huge family lounge with exposed brick walls, underfloor heating, inglenook style fireplace, double glazed doors to the garden

Study

9'1" x 6'9" (2.77 x 2.08)

Double glazed window, power points, underfloor heating

Kitchen

18'11" x 15'5" (5.79 x 4.70)

Cottage style shaker kitchen with wall and base units, inset sink, central island, range cooker, integrated freezer, integrated dishwasher, double glazed window, vaulted ceiling with beams, exposed brick walls, tiled floor, underfloor heating

Utility

Wall and base units, space for washing machine, tiled floor with underfloor heating

Living Room

14'11" x 12'11" (4.55 x 3.94)

Fireplace, patio door, double glazed window, underfloor heating

Bedroom One

18'11" x 13'8" (5.77 x 4.17)

Vaulted ceiling with beams, patio doors, double glazed window, underfloor heating, wardrobes, door into

En-Suite

Comprising shower, low level W.C., wash hand basin, towel rail, underfloor heating, double glazed window

Bedroom Two

18'11" x 11'10" (5.79 x 3.63)

Double glazed window, vaulted ceiling, power points, underfloor heating, wardrobes

Bedroom Three

13'5" x 12'9" (4.11 x 3.91)

Double glazed window, vaulted ceiling, power points, underfloor heating, wardrobes

Bedroom Four

12'11" x 9'10" (3.94 x 3.00)

Double glazed window, vaulted ceiling, power points, underfloor heating, wardrobes

Bathroom

Stunning luxurious bathroom with free-standing bath, shower, low level W.C., wash hand basin, towel rail, underfloor heating, double glazed window

Externally

With exceptional outside space that includes private driveway, separate double garage, large paddock area at the front, rear large garden area and multiple patios for outdoor dining/entertaining.

