



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



Barnston Road, Wirral, Merseyside CH61 1BT

£775,000

3 Bedroom 2 Reception 2 Bathroom

LAST REMAINING HOME ON THIS PRESTIGIOUS GATED DEVELOPMENT - LARGEST HOME ON MANOR FARM - BALCONY & VIEWS!*

Looking for a new-build home, built to modern standards - energy efficient, and located in a safe, secure, gated community - All whilst being surrounded by countryside?

Sandfield Barn - This impressive sandstone and cedar-clad barn conversion is the largest available on the development at 2,116 SQFT. This tremendous property will seamlessly blend barn-style inspired character with modern luxuries. In brief the accommodation entails; large dining / entrance hall, family lounge, modern kitchen and family area, utility room, downstairs w.c. Upstairs Sandfield Barn offers three bedrooms, the master with its own en-suite and a dressing room, and a family bathroom. With a fantastic first floor private outdoor terrace and balcony off the master bedroom - offering stunning views. With an enclosed private car-port, residents parking and a private garden.

This impressive new GATED COMMUNITY is surrounded by picturesque, sprawling COUNTRYSIDE. Once a working farm - Manor Farm will now offer residents the chance to live on the doorstep of local amenities, but in a SEMI-RURAL setting.

The development, set to be completed in 2022, will be a welcome addition to the property market in Heswall and Barnston - with these characterful homes offering HIGH-SPECIFICATION accommodation that will appeal to buyers of all age ranges.

Front Entrance

Into;

Dining & Reception Hall

15'3" x 18'9" (4.65 x 5.74)

Amtico / Karndean flooring*, underfloor heating, power points, staircase to first floor

Large Open Plan Kitchen & Living/Dining Area

20'9" x 19'8" (6.33 x 6.00)

A stunning part of the home - with a modern shaker style kitchen with fitted wall and base units, an island / peninsula* with quartz worktops, inset sink, integrated high-quality appliances that include fridge freezer, oven and hob, dishwasher, wine-chiller. With Amtico / Karndean flooring*, underfloor heating, power points, double glazed window and sliding doors, Velux windows, exposed brick feature walls.

Utility

Wall and base units, space and plumbing for washing machine, karndean / amtico flooring*

Main Family Lounge

18'0" x 18'9" (5.49 x 5.74)

Double glazed windows, underfloor heating, power points, TV point, carpeted flooring

W.C

W.C, wash hand basin, underfloor heating

UPSTAIRS

Dressing Room To Master Bedroom

8'4" x 8'11" (2.56 x 2.74)

Walk-in-Dressing Room leading to the master bedroom suite

Master Bedroom

12'0" x 18'9" (3.67 x 5.74)

Double glazed windows, radiator, power points, doors out to a private SOUTHERLY FACING balcony terrace overlooking the fields. With a door;

En-Suite

High specification luxury en-suite with Shower, wash hand basin vanity unit, towel rail, fully tiled

Bedroom Two

18'6" x 12'9" (5.64 x 3.89)

Double glazed windows, radiator, power points

Bedroom Three

14'7" x 9'6" (4.45 x 2.90)

Double glazed windows, radiator, power points

Family Bathroom

High specification luxury bathroom with Shower, bath, wash hand basin vanity, towel rail, fully tiled

EXTERNALLY

With a private garden with lawn and patio, off-road parking for residents on a private modern car-port, with parking in front

