



**GASCOIGNE
HALMAN**

THE HAY BARN, FERRY LANE, THELWALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



| EPC RATING:- C / COUNCIL TAX BAND:- G

THE HAY BARN, FERRY LANE, THELWALL, WARRINGTON

£795,000

A splendid barn conversion full of character offering versatile accommodation of about 2509 sqft, lying in private and mature southerly gardens in this pretty and much favoured village.

Understood to have been constructed during the 1850's this barn conversion was cleverly converted into lovely and rather spacious accommodation in the late 90's and now Grade II Listed. Set at the head of a walled cobbled driveway there is ample parking and an attached garage which is the only part adjoining the neighbouring property. At the rear there are beautiful and private gardens which are not overlooked and have the benefit of a southerly aspect.

The barn now provides spacious and flexible accommodation over two floors. It is full of character and charm from a yester-year blended with the practicality of modern living. Exposed wall and ceiling timbers along with high vaulted ceilings provides a unique home perfect for a family extending to over 2500 sq ft. Whilst detailed on the floor plan one of the key features is the stunning galleried landing overlooking the open plan living room below and currently used as a further reception room, however this could be very easily altered to make a fourth bedroom if required. On the same first floor there are three double bedrooms and two smart bathrooms (one en-suite) along with a study. There are three principal reception rooms on the ground floor and large breakfast kitchen with an Aga open to the living room. A utility room, cloakroom and WC completes the accommodation.





LOCATION

The property is situated in the pretty village of Thelwall which is largely protected being a Conservation Area and equi-distant between Lymm and Stockton Heath. There is plenty to enjoy if you are looking for green open spaces, great walks, trails for cyclists and horse riders with two excellent pub restaurants; if it is a quick snack, local shops are nearby. At certain times of day, you can take the single paddle ferry across the Manchester Ship Canal to the Nature Reserve and Woolston Weir or walk to Latchford Locks. There you might see ships going through and the swing bridge in operation. Thelwall has plenty going on for everyone from Burns Night to Bonfire Night, with Easter Egg Hunts and our annual Rose Queen Festival in June. Thelwall Parish Hall and Chaigeley Field offer great facilities for events such as these. For the little ones there are Day Nurseries and Pre-School facilities in the area. Commuting is easy with close links to the M6 and M56 and Manchester Airport.

DIRECTIONS

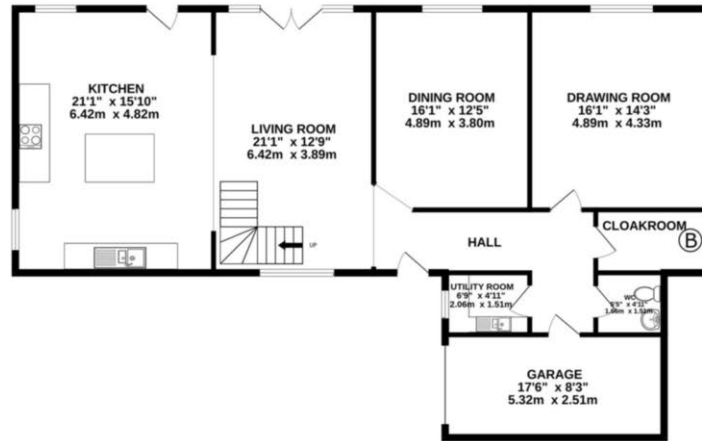
SAT NAV WA4 2SS

WONDERFUL BARN CONVERSION FULL OF CHARM AND CHARACTER WITH ACCOMMODATION OF OVER 2500 SQ FT

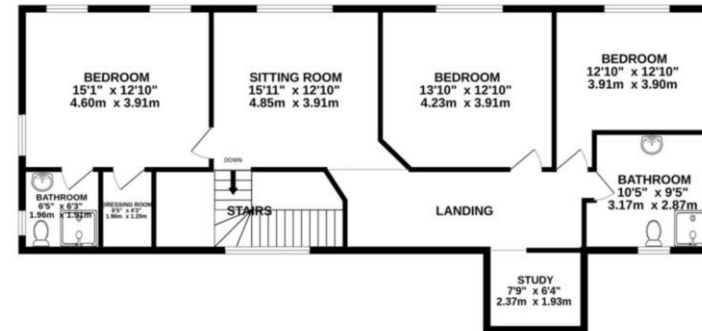
LOVELY SECLUDED POSITION WITHIN THE CONSERVATION AREA AND GRADE II LISTED

PRIVATE, ESTABLISHED GARDENS WITH A SOUTHERLY ASPECT

GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 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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