



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 PlanUp.

Barnston Road, Wirral, Merseyside CH61 1BT

£695,000

3 Bedroom 2 Reception 2 Bathroom B

****PRESTIGIOUS GATED DEVELOPMENT - LARGEST HOME ON MANOR FARM - BALCONY & VIEWS! - NO CHAIN!****

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.

Sandfield Barn - This impressive sandstone and cedar-cladded barn conversion is the largest available on the development at 2,116 SQFT.

This tremendous property seamlessly blends 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 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. SOLD WITH NO CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Dining & Reception Hall

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

Amtico 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, a peninsula island with quartz worktops, inset sink, integrated high-quality appliances that include fridge freezer, oven and hob, dishwasher, wine-chiller, pull-out bin-store. With Amtico flooring, underfloor heating, power points, double glazed windows, door to:

Utility

Wall and base units, inset sink, space and plumbing for washing machine, Amtico flooring. Side door leading to under-covered carport.

Main Family Lounge

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

Double glazed windows, Amtico flooring, with underfloor heating, power points, TV point, double glazed doors to the garden

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, double glazed doors out to a private SOUTHERLY FACING balcony terrace overlooking the fields in the distance. With a door:

En-Suite

Luxury en-suite with Shower, wash hand basin vanity unit, towel rail, fully tiled, Velux

Bedroom Two

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

Double glazed windows with view over garden and fields beyond, 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 unit, 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

