

The Barn, Old Village Farm, Ferry Lane, Thewall, Warrington WA4 2SS

£650,000

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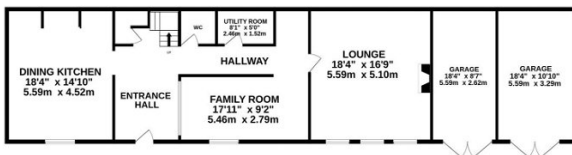


This deceptively spacious Grade II listed barn conversion was carefully restored around 1994 and oozes charm and character. Situated in a conservation area, The Barn is approximately 2,648 sq ft and has an abundance of original oak beams throughout, latch doors, wooden and tiled flooring and is a truly individual property briefly comprising Reception hallway, downstairs WC, utility, large lounge, family room and dining kitchen. To the first floor is a superb 45ft landing area with stunning vaulted beamed ceiling, a feature which runs throughout all the bedrooms and bathrooms. Externally a cobbled driveway provides access to the property with allocated parking and two good sized garages. There is a separate secluded garden which has a number of vegetable and fruit plots, chicken run and summerhouse.

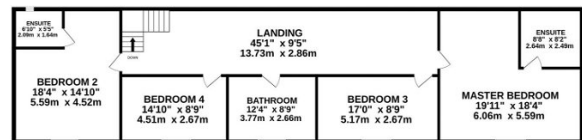
Key Features

- Deceptively spacious Grade II listed barn conversion
- Large Lounge
- Dining Kitchen
- Superb 45ft landing area with stunning vaulted ceiling
- Private patio area and further secluded garden
- Oozing charm and character throughout with original oak beams
- Separate family room
- Separate Utility Room
- Two attached Garages
- Early viewings strongly recommended to appreciate all that this spacious, versatile home has to offer

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 2648 sq.ft. (246.0 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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