



Higher Pimbo Barn, Pimbo Lane, Upholland, WN8 9QJ

£495,000

*David
Davies*  *Collection*

Higher Pimbo Barn, Pimbo Lane, Upholland WNR 9Q 1

- EPC:D
- Council Tax Band: G - West Lancashire
- Freehold
- NO CHAIN
- Mid-Barn Conversion
- Two Spacious Reception Rooms
- Modern Kitchen
- Four Bedrooms
- Private Rear Garden And Surrounded With Stunning Views
- Off Road Parking With Secure Electric Gate

We are delighted to present to the sales market this beautifully renovated four-bedroomed mid-barn conversion, located along the picturesque Pimbo Lane in Upholland.

As you arrive at this stunning home, you'll be greeted by a secure electric gate that offers off-road parking for multiple vehicles, all nestled among two other luxury residences.

The property enjoys a prime location close to local amenities, excellent transport links, and reputable schools. 'Higher Pimbo Farm' showcases an exquisite stone façade and is elegantly situated atop a verdant hillside, providing breath taking views of the surrounding countryside and enhancing its contemporary rural character.

Inside, you'll find generous living spaces, starting with a spacious entrance hallway that leads to a bright front living room. Adjacent to this is a dining room flooded with natural light from triple-aspect windows, creating a warm and welcoming ambiance.

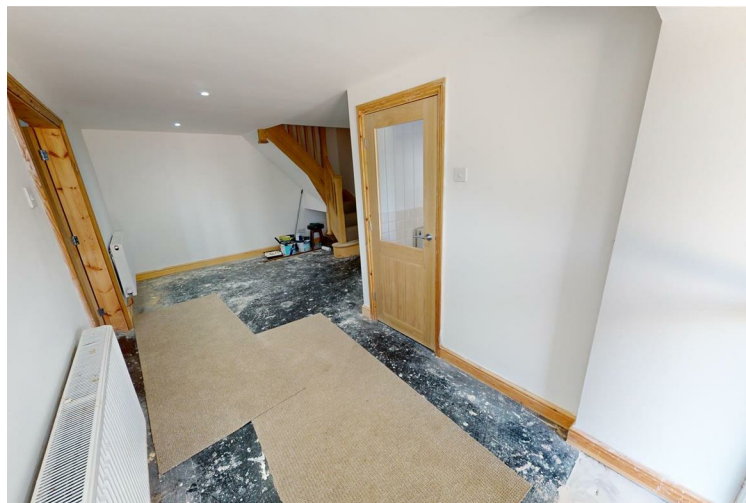
The family kitchen features a stylish cream shaker design complemented by contrasting work surfaces, completing the ground floor alongside a conveniently sized WC. With the appropriate planning permissions, the wall between the kitchen and dining room could easily be removed to create a vast open-plan living area.

To the first floor we have, rustic timber beams, original thick stone walls, and charming recessed windows which add character to four well-proportioned family bedrooms, including the added benefit of a walk-in wardrobe in the master bedroom.

The family bathroom is generously sized and fully tiled, featuring a luxurious free-standing bath, WC, vanity wash hand basin, and a separate shower.

The private rear garden offers a peaceful retreat, complete with a spacious patio terrace. The established lawn is surrounded by an assortment of trees, plants, and shrubs, creating a serene outdoor space.

EPC: D







Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davies

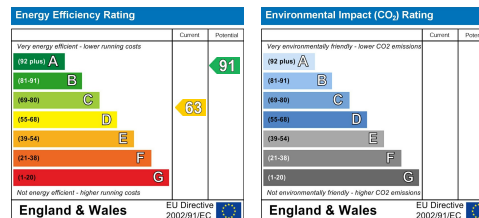
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk