



Ferny Knoll Road, Rainford, WA11 7TL

Reduced To £625,000

*David
Davies* Collection

Ferny Knoll Road, Rainford, WA11 7TL

- EPC: C
- Freehold
- Part Exchange Available
- Two Further Reception Rooms
- Solar Panels
- 2809Sq Ft/260 Sq Mtr
- Unique Barn Conversion In Gated Development
- Stunning Open Kitchen/Living Dining Area
- Four Well Sized Bedrooms
- Semi Rural/Secluded Location

David Davies Sales & Lettings Agent are delighted to bring to the sales market this unique Barn Conversion, which offers spacious, beautiful living accommodation presented spanning 2809 Sq Ft (260 Sq Mtrs) over two floors and is a credit to its current owners who are open to part exchange also.

This purchase offers the opportunity for a discerning buyer to purchase a semi rural location, within the ever popular Rainford location, bordering some beautiful, scenic country walks, yet allowing excellent commuter links to most major motorways of the North West.

Located in a select development of three other conversion, with access via tall wrought iron electronic gates into a beautiful courtyard.

Stepping into the property is the large hallway presents a beautiful ornate chandelier and stairs leading to the first floor, entrance to the beautiful kitchen to the left and the formal lounge to the right. With stunning central Island, ornate wall and base units with contrasting 'Granite' work surface areas. From here is the stunning 'Orangery', with underfloor heating 2 x bifold doors (5meter & 3meter) leading out to the 'porcelain' paving in the garden area. The Orangery wraps around giving access to the stunning formal lounge. With feature fireplace and beautiful presentation. rom here access to a further fabulous reception room/bar. With tiled floor, bespoke 'mood' lighting and bi fold doors.

To the first floor there are four excellent, double bedrooms. With bedrooms two, three and four all offering fitted wardrobes. The master bedrooms has a walk in dressing room.

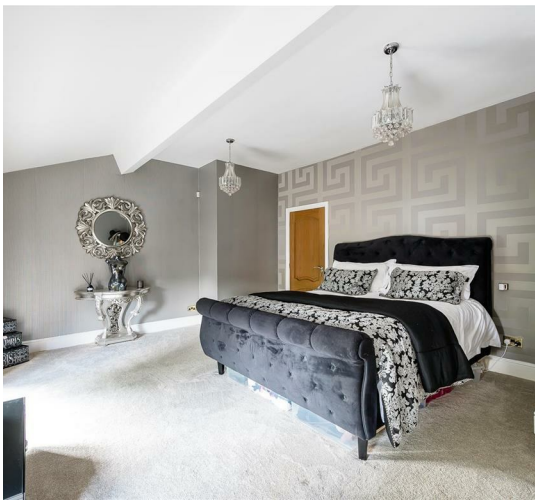
The stunning fully tiled family bathroom is presented with hi specification to include a jacuzzi & hydro bath and 'His & Hers' sinks.

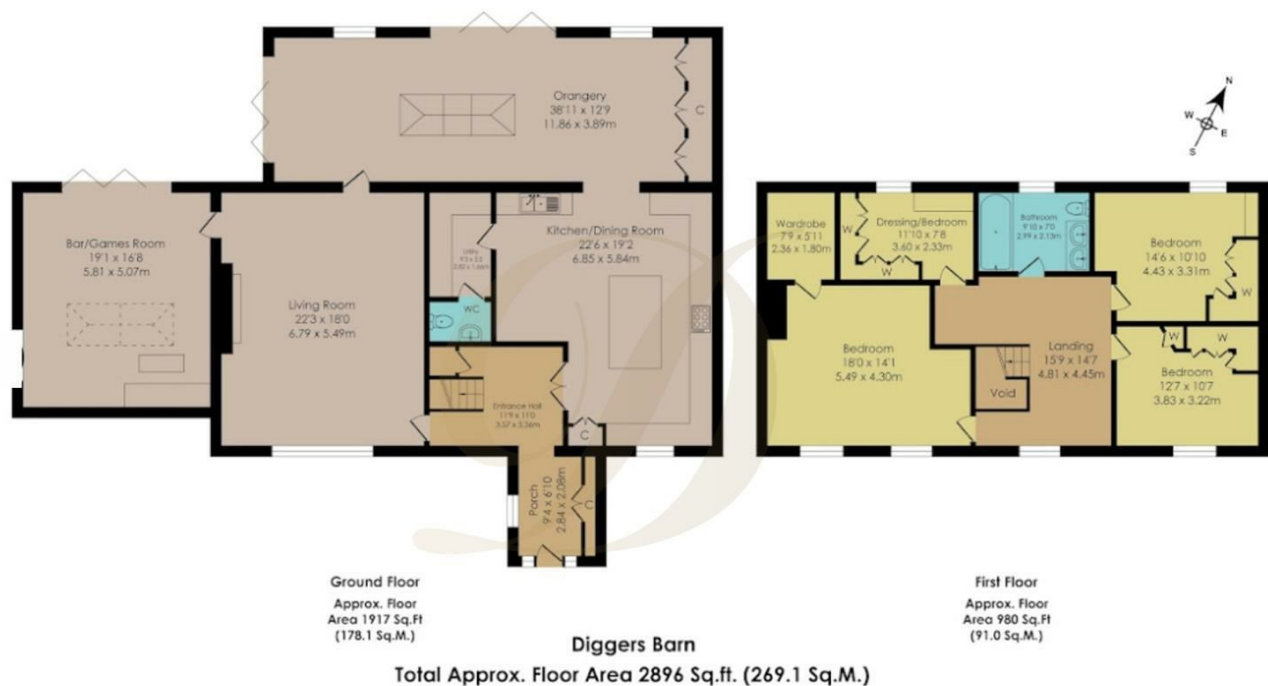
This property is fitted with 4kw Solar Panels and generate an approximate £2-£2.500 annual return.

There is a shared 'septic tank' with an approx. annual cost of £50 to empty.

EPC:C







Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

David Davies

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David Davies

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Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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