



PORTFOLIO
from swetenhams

Beaumont, Farr Hall Road, Heswall CH60 4SE

Beaumont

Built with Heritage brick and locally sourced sandstone, Beaumont has a stunning 5 bedrooms, 4 bathrooms and balcony, with a main central living/kitchen area to the rear with large bi-folding doors opening onto the beautiful patio area, a double garage, and plenty of eco saving benefits.



Allendale

Allendale is an exclusive development of four detached homes nestled in the heart of Lower Heswall and offers exclusive luxury living for the new owners.

Designed by Condylofthouse architects and built to exacting standards, the homes offer a myriad of features that you would expect from a luxury development.

The four homes sit within a tree lined development offering the seclusion that can't be found on many new build homes. Each home has a contemporary style and has three floors.

These large family homes have been designed with the environment in mind utilising sustainable construction methods where possible, the property boast plenty of eco saving benefits including solar, battery storage and air heat pumps. The utilisation of sustainable materials, helping reduce carbon footprint both in the construction phase and ownership.

Solar PV panels on a south facing roof give optimum performance to power and heat the house, charge the battery backup (energy within the battery is utilised before drawing power from the external grid network) and will even feed unused electricity back into the grid.



Beaumont

As you approach from the south-east, Beaumont is the second home and shares a private entrance with its neighbour Sinderhope. Taking inspiration from Allendale, the original house name, Beaumont is named after one of the mining dynasties from the Northumberland area. This family owned almost all the mining rights for the Allendale valley.

Built with Heritage brick and locally sourced sandstone the property has a stunning five bedrooms, four bathrooms and balcony.

At 3,300 square feet, the property flows beautifully from the main central living/kitchen area to the rear and because the developer has utilised sustainable construction methods where possible, the property boasts plenty of eco saving benefits including solar, battery storage and air heat pumps. The most modern and high efficiency Air Source Heat Pumps ASHP, will heat the home through under floor heating to ground and first floor, along with the stored hot water.

Hallway

The spacious ground floor hallway, as imposing as you would expect in this home leads to the lounge area to the front and a further study/ office for those working from home.

Kitchen/Dining/Living Room

The outstanding room of the ground floor is the superb living kitchen which extends across the rear of the property. The bespoke JT Ellis kitchen has Silestone worktops and full coverage splashbacks. The Granite sink has a Qooker tap for hot & Cold water. The quality continues via the appliances. These are AEG with a double oven, combi microwave, induction hob, integrated fridge and freezer, wine fridge and warming draw. The smart lighting in this area lets you set the mood for family living, nights for entertaining or just a cosy night in. This area is flooded with natural light with full height windows and large bi-folding doors opening onto the beautiful patio area to the rear.



Utility Room

Set off the kitchen area is a utility room and access to the double garage area.

Master Bedroom

On the first floor the master bedroom has a balcony, dressing room and a splendid en-suite walking bathroom with open vault ceiling, double Vitolo sinks, bath and walk-in shower.

Bathrooms

All the bathrooms throughout the property sparkle with quality, Tissano bathroom suites, Cellini basins and Mozzano vanity units.





Bedrooms 2 and 3

Bedroom two is a large double with en-suite and bedroom three has direct access to the family bathroom.

Second Floor

On the second floor there are two further bedrooms and bathroom. Bedroom five runs the full length of the house and has a balcony to the front.

Energy and Heating

Because of the energy efficient options, that come as standard in this home you can control the smart lighting, heating, hot water and car charging via the App or directly.

Wi-Fi

The home is wired for Wi-Fi and data transfer through the property making the technology solutions for your everyday easy.



Outside

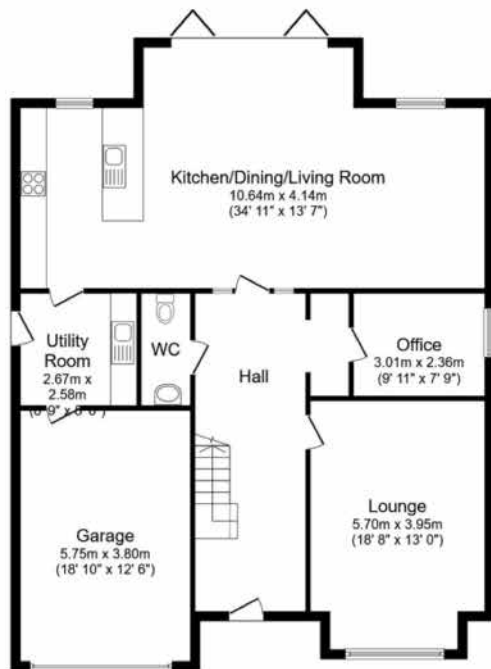
The development is landscaped to the front and the Beaumont is located close to the Farr Hall Drive exit. The garden space wraps around the side and rear of the property and the plot is tree lined. These homes stand alone in Heswall for providing large, detached homes with eco-friendly build and future living. The view from the upper levels of all the homes is to the Welsh hills, which just must be seen.

Further Details

Designed by Condylofthouse architects and built to exacting standards, the homes offer a myriad of features that you would expect from a luxury development. Ask us about the advantage that an A rated environment homes bring you as the owner, with both ownership and purchase options. We would love to show you these homes and provide you the opportunity to own one of the premier homes in Lower Heswall, please call us on 01244 321321 to arrange your personal guided viewing.

Farr Hall Drive

Total floor area 341.0 m² (3,670 sq.ft.) approx



Ground Floor

Floor area 136.3 m² (1,468 sq.ft.) approx



First Floor

Floor area 117.3 m² (1,263 sq.ft.) approx



Second Floor

Floor area 87.3 m² (940 sq.ft.) approx

Contact Telephone...
Contact Address...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Beaumont, Farr Hall Road, Heswall

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Asking Price

£1,225,000

- Move in for Christmas!
- A Large Detached Home with 5 Bedrooms & 4 Bathrooms
- Contemporary Style Arranged over 3 Floors
- Rear Garden, Patio and Garage

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

01244 321321

or email Chester@swetenhams.co.uk

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