

**FOR SALE**

Hallbridge Farmhouse, 59 Dingle Road, Upholland, WN8 0EN

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## Hallbridge Farmhouse, 59 Dingle Road, Upholland, WN8 0EN

*Beautiful detached stone farmhouse offering 2857 SQFT & no upward chain.*



- Beautiful detached stone farmhouse
- New orangery side extension
- Large double detached garage
- Available chain free
- 2 bedrooms + professional loft conversion
- Generous amount of floorspace
- Spacious & mature plot
- 2857 SQFT

Nestled in a lovely position in a private 1 / 3 acre plot with secluded south facing gardens & conveniently situated just outside of Upholland Village is this captivating former farmhouse. Originally dating back to 1796 Hallbridge Farmhouse is an exceptional detached stone built property that was bought just over 2 year ago & has been extended, remodelled & upgraded throughout and now offers a wealth of unique living accommodation lovingly and tastefully presented by the present owners. A beautiful stone orangery extension to the side plus a professional loft conversion upstairs have added considerably to what was already a spacious home. The resulting living space now offers an astonishing 2857 square feet that simply must be viewed to be fully appreciated. Originally a stone built house and attached barn, the property has long since been converted into one distinctive home with an abundance of character features including fireplaces, beamed ceilings, high quality flooring, attractive built in storage and exposed stone walls with the original front door located on the back and opening into the fantastic south facing gardens. The new entrance off Hallbridge Gardens has a porch entrance that leads into a remarkable open plan dining hall which acts as the heart of the home. From here the accommodation flows effortlessly from one beautiful room to the next with highlights including a fantastic lounge featuring a lovely fireplace and enjoying four different aspects over the gardens, a large ground floor WC, small basement / cellar with useful storage under the stairs, plus a contemporary fitted and remodelled kitchen with adjacent sitting/dining room providing another cosy family room a feature fire making it just perfect for formal entertaining. The superb side extension has a lovely feature stone wall & enjoys pleasant views of the garden. Upstairs there is a large open landing with big windows overlooking the side gardens, a newly installed family bathroom with a separate wc & shower. The upstairs has been opened up considerably to create one large stunning master suite with lovely exposed feature purlins. What was beds 3 & 4 have been knocked through to make one room, though re-instating a wall & turning back into 2 bedrooms would be easy, should clients wish. The entire loft space has been professionally converted & is access by a fully fixed staircase. The loft is properly floored, insulated & plastered with Velux windows & lovely beams (please note, technically this cannot be officially regarded as a bedroom) Outside the property has a gated hardstanding providing secure storage for a caravan or boat plus a double driveway leading to a detached double garage which has power and lighting. The well-kept gardens include mature planting and neat lawns with well-stocked tree borders whilst to the rear the enclosed garden is very private and enjoy sunny south facing aspects.

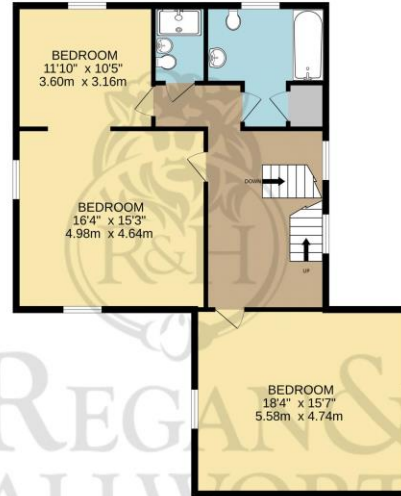




GROUND FLOOR  
1217 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



2ND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



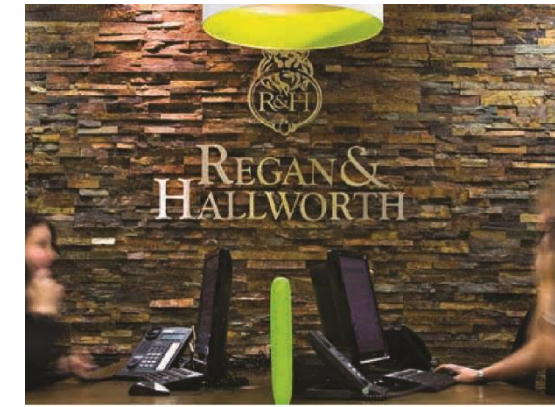
GARAGE  
327 sq.ft. (30.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2857 sq.ft. (265.4 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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