

FOR SALE

Kings Moss Barn, Pimbo Road, Kings Moss, WA11 8RD

 **REGAN & HALLWORTH**  
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## Kings Moss Barn, Pimbo Road, Kings Moss, WA11 8RD

*Wonderful barn conversion set in idyllic rural setting & offering a substantial 2604 SQFT.*



- Wonderful barn conversion
- Stunningly presented
- Astonishing amount of floorspace
- Additional 1 / 2 acre plot available
- 4 bedrooms / 1 reception rooms
- Highly prized rural location
- Breathtaking open views
- 2604 SQFT

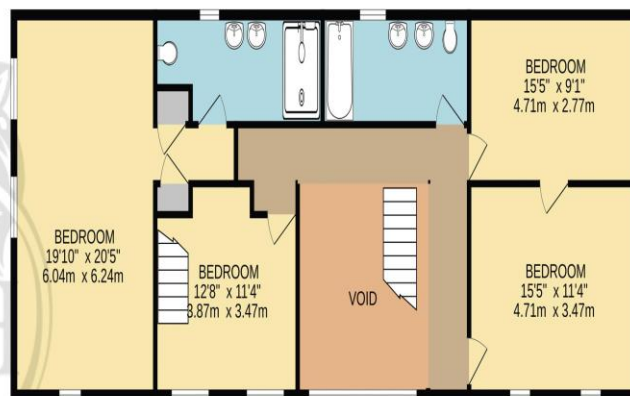
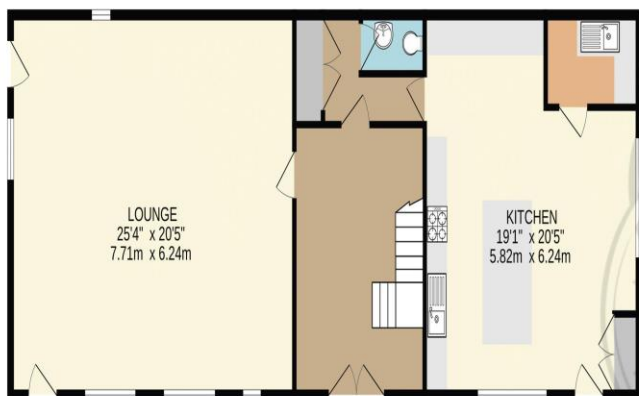
Nestled in the heart of picturesque Kings Moss & enjoying delightful views to the rear across rolling open countryside - this quite remarkable detached stone barn conversion is presented and finished to the highest of standards throughout & offers buyers the perfect balance of rural peace & an idyllic setting with the convenience of being just a short drive to various transport links including train stations, various pretty trails and walks plus the villages of Rainford & Billinge. Kings Moss Barn is enviably located just off the highly prized Crank Road in a lovely private little setting. Enjoying lovely mature gardens to the rear plus boasting an additional half acre parcel of land (which is available by separate negotiation) which currently is used to professionally grow micro herbs & has its own separate access. This delightful home is set across two floors and provides a sizeable 2604 square feet of beautiful living space that is brimming with lots of lovely exposed stone & pretty features such as the double height ceiling & bespoke solid timber staircase. Having been completely renovated by the current owners, home as a result now provides the perfect blend of a farmhouse-style residence with all the requirements for a modern family. The quality of fittings and fixtures used throughout are notably high & any clients seeking something that they can simply move straight into, should take a much closer look. The ground floor in brief comprises; a beautiful welcoming hallway with stunning staircase and lovely feature panelled walls & wc / cloaks, off which is a spacious main lounge with striking stone feature fireplace & log burner plus a mix of elegant panelled & exposed stone walls. The stylish fitted kitchen boasts quartz worktops & a large central island unit, a range of quality integrated appliances and a generous seating area. Upstairs the home provides four good sized bedrooms, with the superior master boasting a feature exposed truss & a luxury, high spec en-suite plus there is a superb principal bathroom suite. Bed 4 has a pretty parquet floor & its own mezzanine section too. Externally, the setting here really could not be bettered. The gardens are located to the rear of the property and are well stocked, mature and rest alongside beautiful open countryside. The rear is south facing and the main garden provides a greenhouse & detached garden room (with office potential) plus there is the additional half acre plot available too. To the front is a charming cobblestone driveway & a large stone detached garage with power & lighting. Early viewings are essential to appreciate the quality of home on offer.







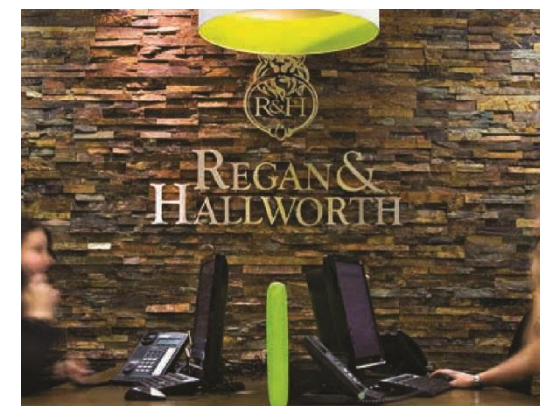




**TOTAL FLOOR AREA : 2604 sq.ft. (242.0 sq.m.) approx.**

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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