

# EGERTON ESTATES



## Lime Kiln , LL75 8RQ

£765,000

SOLD SUBJECT TO CONTRACT

An outstanding conversion of a detached former Lime Kiln, undertaken to a very high standard to enjoy panoramic countryside and coastal views, and also to include a detached Studio and 0.8 acre of grounds, and within a mile of the sea at Red Wharf Bay.

Originally built in 1909, The Lime Kiln was converted into a dwelling in the 1960s but from 2010 onwards has been subject to comprehensive modernisation and expansion programme, with works done to a very high exacting standard to give quality 4 bedroom, 3 bathroom accommodation with all bedrooms having access to balconies and patio areas.

The main entrance on the lower ground floor leads to an impressive turned staircase which gives access to a superb, naturally light, open plan living area, having near full frontage bi-folding doors to a south facing patio with far reaching distant mountain views. To the rear is an outstanding and comprehensively fitted high quality kitchen with feature "Island" and Utility room off, as well as a Snug/Playroom off. There is an en-suite Guest Bedroom on the ground floor, while to the upper floors are three further double bedrooms, and family bathroom, with the principal bedroom having bi-folding doors opening onto a wide balcony together with a spacious dressing room which leads to a high quality en-suite. Two further bedrooms are of a circular shape within the former Lime Kiln and both having balconies to enjoying panoramic views to include nearby Red Wharf Bay.

The grounds extend to 0.8 of an acre with a Detached Studio originally provided as a games room with Shower Room and Sauna.

Another interesting feature of this property is its environmentally friendly features to include a high tech Bio mass boiler (2022) serving the heating system as well as solar panels which generates additional power, together with a Boot Room and Garage.

A superb and interesting property being sold with no onward chain.



## Entrance Hallway



Having a delightful curved timber staircase with glazed balustrades leading to the first floor living areas. Through access to the rear of the property and internal Boot Room area.

Door to:

## Boiler Room

Having a modern and efficient Biomass heating boiler and heating system. Through access to:

## Integral Garage

With roller access door.

## First Floor

As you allight the circular staircase, it opens onto a:

## Open Plan Living/Dining and Kitchen



A superb open plan area extending from front to the rear, being a naturally light space with extensive glazing provided.

The "Hacker" kitchen to the rear includes a superb quality range of units with granite work surfaces. A feature large "island" comes with plenty of storage, two wine coolers, worktop space, and additional; sink area and an induction hob with contemporary Franke island extractor, which extends out to the breakfast bar area. Additional integrated appliances include a dishwasher, Siemens double ovens with warming drawers and an American fridge freezer. A side door leads to a Utility Porch with worktop surface and space under for the washing machine and dryer.

The kitchen opens onto a central dining area with room for a very large dining table for large family

gatherings, and thereafter to the front is a superb open plan living area with near full frontage bi folding doors enjoying a sunny southerly aspect and opening onto a very spacious paved patio area. The glazed frontage gives excellent natural daylight, and with a light oak floor covering, and for winter evenings there is a modern raised granite hearth with Wanders gas fired stove.

## Sitting Room/Snug



Partitioned off the main living area to give a cosy Snug or children's play area with side aspect window and exposed roof beams.

## Guest Bedroom 2



Having double opening doors to a rear patio and access to Jack n Jill en-suite which can also be used as a Cloakroom for visitors.

## First Floor Landing

Split level to the main landing area giving access to:



### Bedroom 3



Being a cylindrical shape of the old Kiln and with double opening doors to a Balcony.

### Family Bathroom



Having a quality four piece suite in white.

### Principal Bedroom 1



A large 22 foot bedroom with 4 panel glazed windows to the front with double opening central doors to a balcony with delightful views.  
A door to the rear leads to a large Dressing Room with extensive fittings for clothes.  
This in turn opens to a large en-suite with large shower enclosure.

### Bedroom 4



Another circular bedroom with fully glazed frontage to a spacious balcony enjoying far reaching coastal and sea views.

### Detached Studio



To the rear of the main building is a large detached Studio, purposely built as a Games Room with

Shower Room and 6 person Sauna, and can be used to give additional bedroom space. This room has full width bi-folding frontage onto a full width balcony with southerly outlook.

### Outside



Positioned in 0.8 of an acre, a private drive leads to a spacious open parking and turning area with well established hedging with both direct access to the Hallway as well as steps up to the main patio entrance off the main living area.

Lawned areas along the side and to the rear is a very private paved sunken patio with planted surround.

To the rear of the Studio is a large area of natural woodland and the location of the solar panels making this property very environmentally friendly and with very reasonable energy costs (see Energy Certificate).

### Services

Mains water and electricity. Modern private drainage system and propane gas.

Modern biomass heating system. Solar panels.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

### Council Tax

Band H.

### Energy Efficiency

D 56/72

# Floor Plan

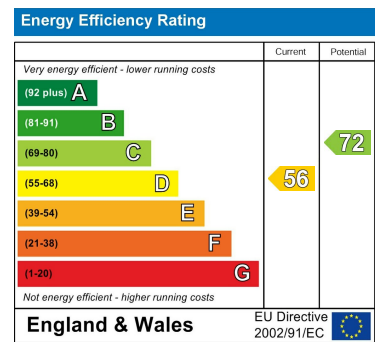


For illustrative purposes only - Not to scale

# Area Map



# Energy Efficiency Graph



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