

HOME  TRUTHS



Lydiate Farm Barn, Lydiate Lane, Eccleston

Eccleston



£495,000



Striking barn conversion retaining a number of original features including exposed beams, having spacious reception rooms, three double bedrooms within easy reach of Ecclestone village centre and primary transport routes and having all the characteristics of a perfect family home. Available with no upward chain. A large gateway opens onto the courtyard providing both ample parking and entertaining space by the house. The entrance opens on to the lovely hallway which doubles as a formal dining area with oak flooring and beams, oak staircase leading off and stained glass window through which projects the image from both the rising sun and the full moon. The cloakroom has tiled flooring and comprises wash hand basin and wc. Stone door casings encompass double doors to the beautiful lounge with open fire with stone lintel and brick surround, oak flooring and exposed beams. A similar entrance leads from the other side of the hallway to the family room with dining area and kitchen comprising a range of wall and base units, granite work surfaces, gas Aga, central island with butcher's block and stable door opening onto the courtyard. Outside the courtyard comprises flagged terraces and tarmac surface and leads to the large double garage and workshop with remote control electric door, space, power and plumbing for appliances.

Further on the west facing garden is mainly laid to lawn. Back inside the oak staircase leads to the delightful galleried landing with exposed original beams and giving on to all first floor accommodation. The master bedroom comprises wooden flooring, exposed beams, dressing area and en suite with wash hand basin, traditional heated towel rail, wc and rainfall mixer shower in cubicle. The two further double bedrooms are served by two bathrooms, each with wash hand basin and wc and one with mixer shower in cubicle and the other having a claw foot bath in which to relax and enjoy.

- Beautiful barn conversion
- Striking hallway and reception rooms
- Courtyard & garden
- Exposed beams
- Galleried landing
- Available with no upward chain



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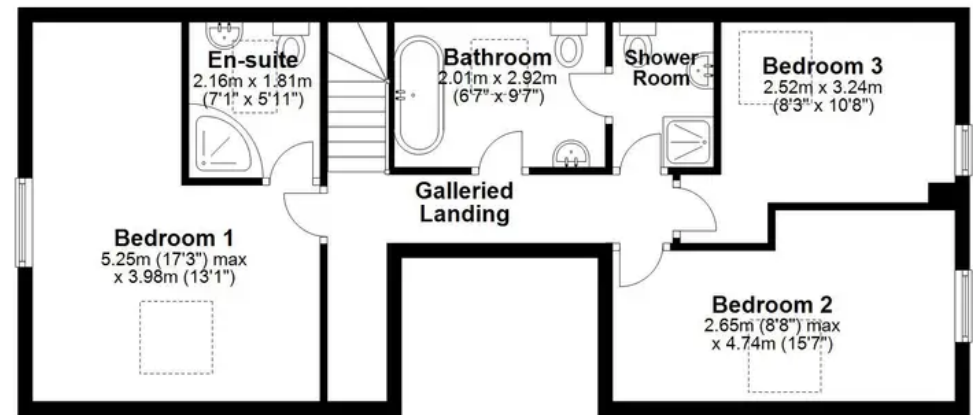
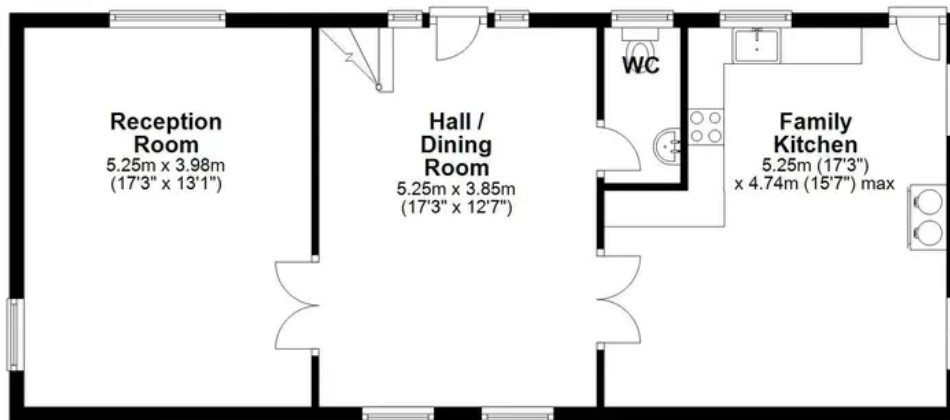
Ground Floor

Approx. 117.1 sq. metres (1260.2 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 177.3 sq. metres (1908.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.