



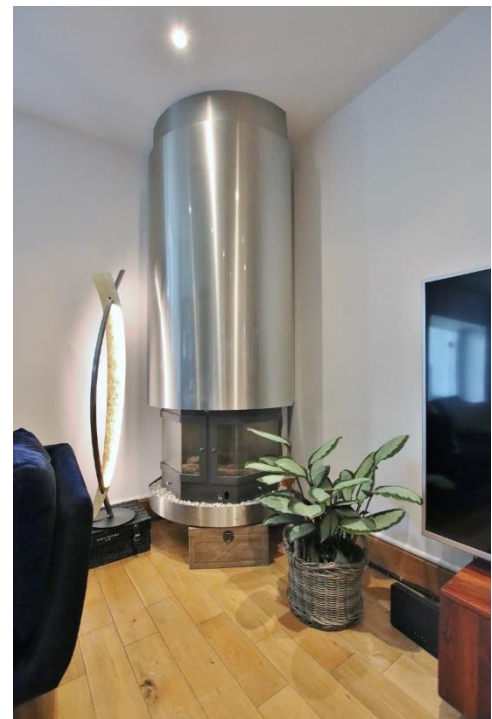
## New Hall Barn, Neston, Cheshire CH64 3TE

- Exquisite and Charming Four Bedroom Mid Terrace Barn Conversion
- Nestled on an Unadopted Farm Lane in the Picturesque Area of Neston
- Utility Hallway, Bespoke Kitchen, Lounge Diner and Garden Room
- Beautifully Landscaped Rear Garden Designed for Ease of Maintenance
- Seamlessly Blending Character Features with Contemporary Living
- Immaculately Presented and Appointed to a Superior Specification
- Three First Floor Bedrooms, En Suite, Bathroom and Loft Bedroom
- Two Allocated Parking Spaces, LPG Supply and Bio Waste System



£475,000 - No Onward Chain



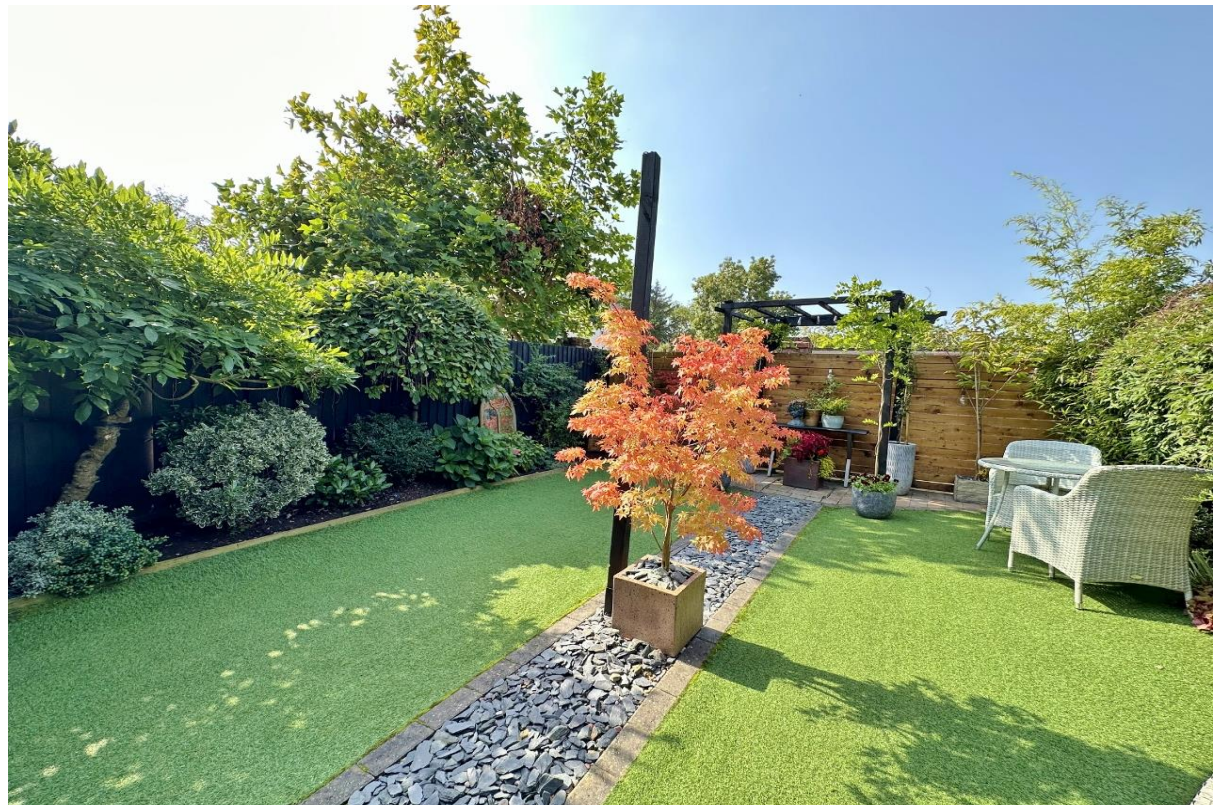
















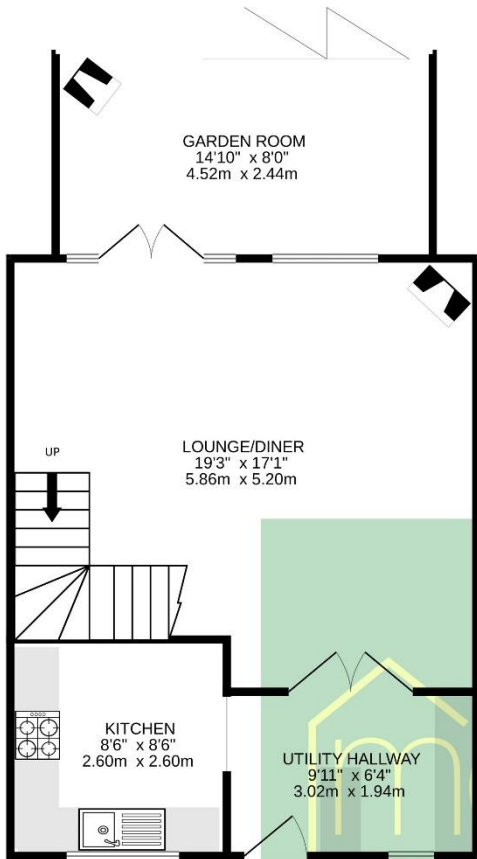
## Description

Exquisite and charming four bedroom mid terraced barn conversion located in the picturesque and highly sought after area of Neston on a quiet unadopted farm lane. Seamlessly blending character features with contemporary living this executive offers spacious family living accommodation flooded with natural light and appointed to a superior specification throughout.

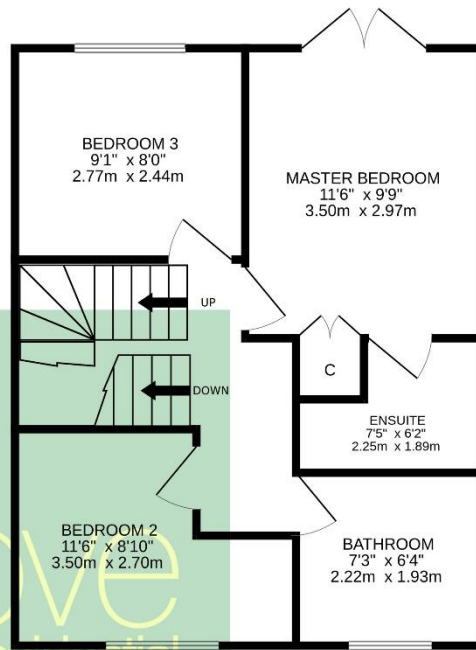
Offered for sale with no onward chain, in brief you have a utility hallway with integrated appliances, bespoke high quality fitted kitchen and a generous sized lounge diner to the rear of the property with feature wood burning fireplace and an impressive garden room off with further wood burning fireplace, feature skylight windows and delightful views over the rear garden. To the first floor you have a master bedroom with Juliette balcony and en suite shower room. Two further bedrooms and a contemporary bathroom with freestanding bath. To the second floor you have a large fourth bedroom.

Completing this home perfectly is the beautifully tendered rear garden, designed for ease of maintenance with artificial lawn and mature planting beds. Further benefiting from two allocated parking spaces on the front communal driveway, independent LPG supply managed and maintained by Flo Gas and a waste bio system for all three properties.

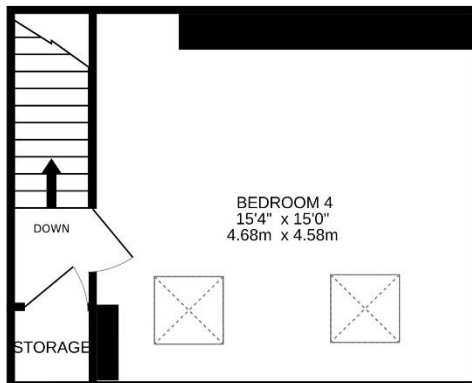
GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	21 F	
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.