



Dawpool Farm, Thurstaston, Wirral CH61 0HR

- Sumptuous and Characterful Four Bedroom End Terraced Cottage that was the Original Granary
 - One of a Limited Number of Larger Style Properties in the Select Dawpool Farm Development
- Impressive Family Living Accommodation Seamlessly Blending Period Features with Luxury Living
- Welcoming Hallway, Downstairs W.C, Generous Sized Lounge and Stunning Open Plan Kitchen Diner
- Master Suite with Walk in Wardrobe and En Suite Bathroom and Second Double Bedroom with En Suite
- Third Bedroom, Laundry Room and Four Piece Bathroom - Second Floor Fourth Bedroom and Storage
- Encapsulated in Beautifully Landscaped Private Grounds with Stunning Views towards the Dee Estuary
- Off Road Parking in the Adjacent Barn and Further Communal Grounds Surrounding the Development



£670,000



























Description

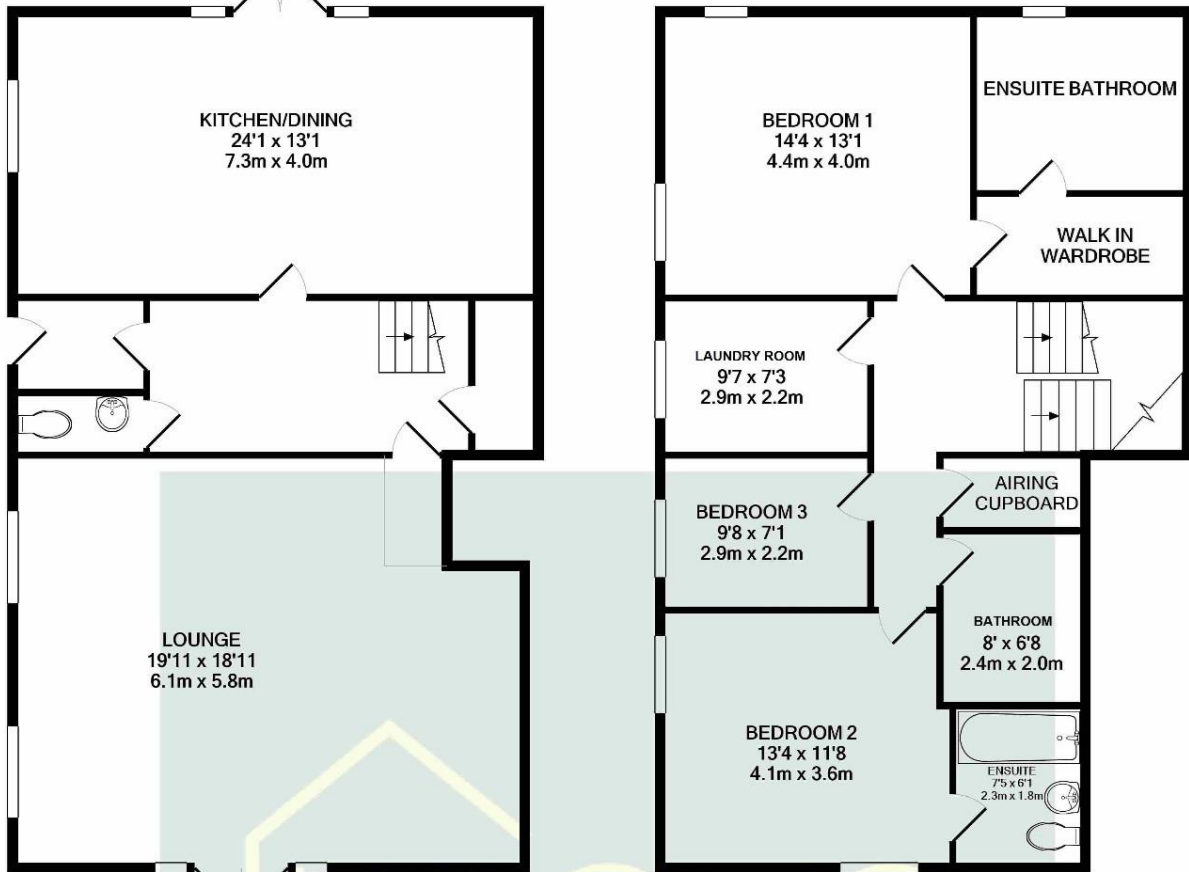
One of a limited number of larger style properties in the select Dawpool Farm development, Move Residential are delighted to showcase this characterful four bedroom end terraced cottage that was the original Granary. This property has been updated to an exceptional standard throughout seamlessly blending modern living with period features. Boasting 2400 sq ft of living space arranged over three floors all with generous room proportions flooded with an abundance of natural light.

In brief you have a hallway, sizeable lounge with feature wood burning stove and a large impressive bespoke kitchen fitted with a range of wall and base units, central island with wine fridge and a modern fitted utility room complete with top of the range appliances. To the first floor you have the master bedroom, walk in wardrobe and luxury en suite four piece bathroom with underfloor heating. Two further bedrooms, en suite, bathroom and laundry room. The third floor boasts a fourth double bedroom/studio.

Encapsulated in stunning landscaped wrap around private gardens with large storage shed, further communal gardens and parking in the adjacent Old Barn. This property enjoys the most delightful views over the Dee Estuary towards the Welsh Hills. Further benefiting from security alarm and external lighting.

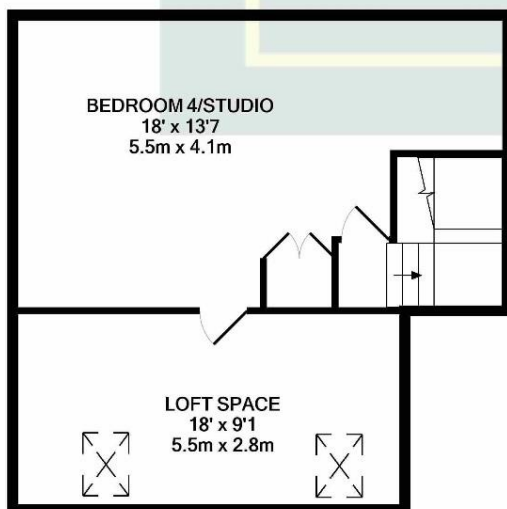
Nestled in the historic hamlet of Thurstaston which overlooks the Dee Estuary and Welsh Hills, the National Trust Thurstaston Common and Wirral Country Park are both within walking distance of the property. The nearby towns of Irby, Heswall and West Kirby offer an array of principal shops and

amenities. This development also falls within the catchment of highly acclaimed schools for all age groups. A closer inspection is essential to appreciate this unique and impressive home.

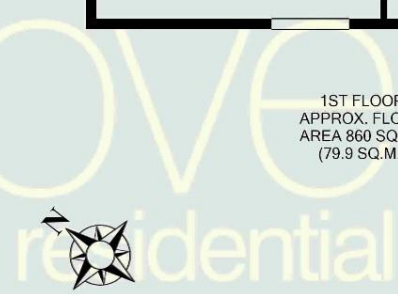


GROUND FLOOR
APPROX. FLOOR
AREA 915 SQ.FT.
(85.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 860 SQ.FT.
(79.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 2246 SQ.FT. (208.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		78 c
55-68	D		
39-54	E	49 E	
21-38	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.