



Dawpool Farm, Station Road, Thurstaston CH61 0HR

- Characterful and Impressive Three Double Bedroom End Cottage
- Benefiting from Being Offered to the Sales Market with No Ongoing Chain
- Three Double Bedrooms, En Suite Shower Room and Bathroom
- Superb Communal Grounds Surround this Stunning Development
- Exclusive Dawpool Farm Development with Uninterrupted Farmland Views
- Porch, W.C, Dining Hallway, Spacious Lounge and Fitted Kitchen
- Off Road Parking and a Low Maintenance Courtyard Garden
- Closer Inspection Essential to Appreciate this Home in Full



£415,000



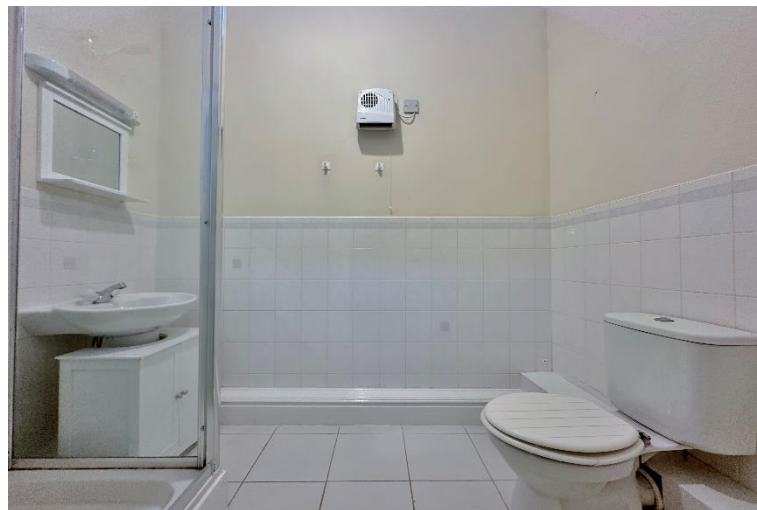




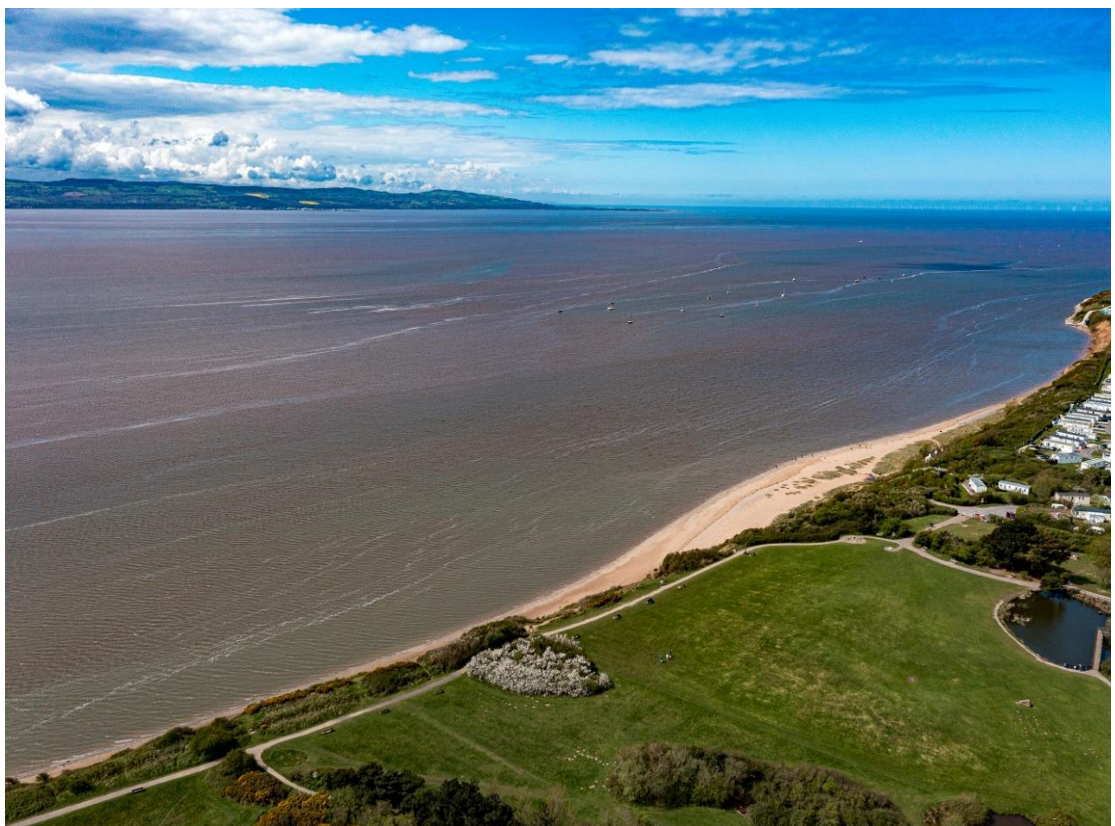














Description

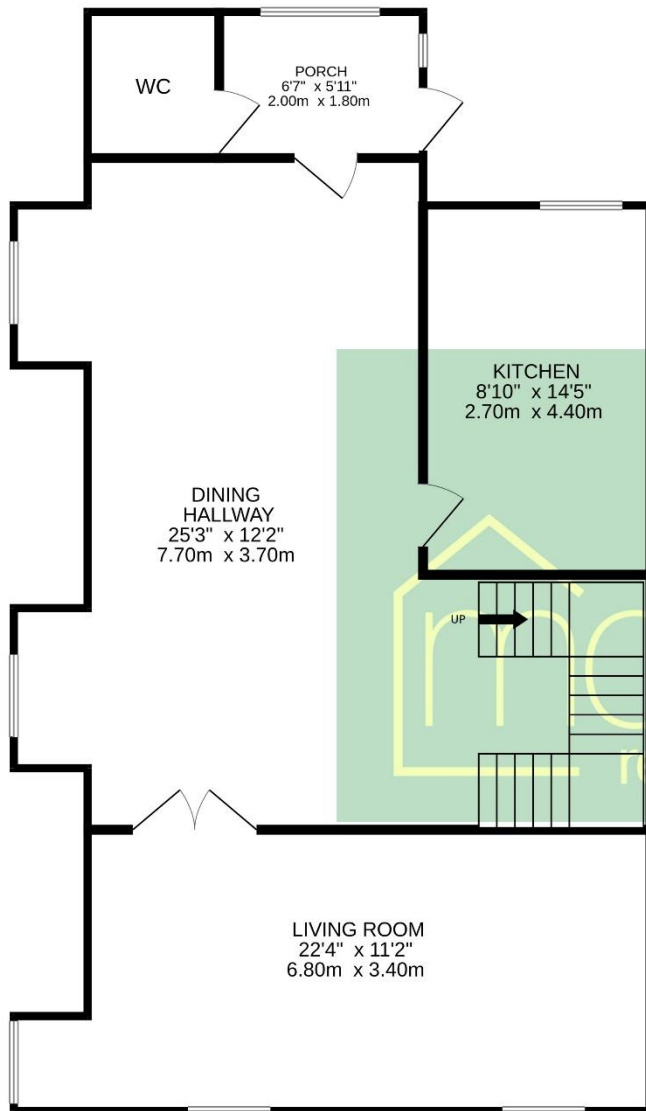
Characterful and impressive three double bedroom sandstone end cottage located in the exclusive Dawpool Farm development. Encapsulated in breathtaking communal grounds enjoying uninterrupted farmland views. This spacious and versatile accommodation is flooded with natural light and seamlessly blends period features with modern living.

In brief this charming home comprises a porch, downstairs W.C, dining hallway with stairs leading to the first floor, spacious lounge and a well fitted kitchen. To the first floor you have three double bedrooms, en suite shower room and a three piece family bathroom. Further benefiting from off road parking and a low maintenance courtyard garden.

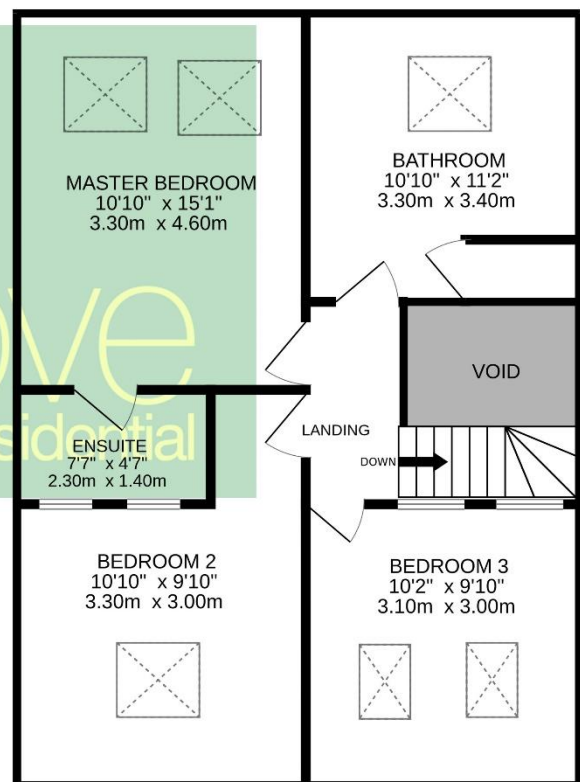
Dawpool Farm is an exclusive development which was converted into 21 residential properties in the late 1980's and 1990's. Nestled in the historic hamlet of Thurstaston which overlooks the Dee Estuary and Welsh Hills, the National Trust Thurstaston Common and Wirral Country Park are both within walking 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.

Floorplan

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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		76 C
55-68	D	55 D	
39-54	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.