



Dawpool Farm, Station Road, Thurstaston CH61 0HR

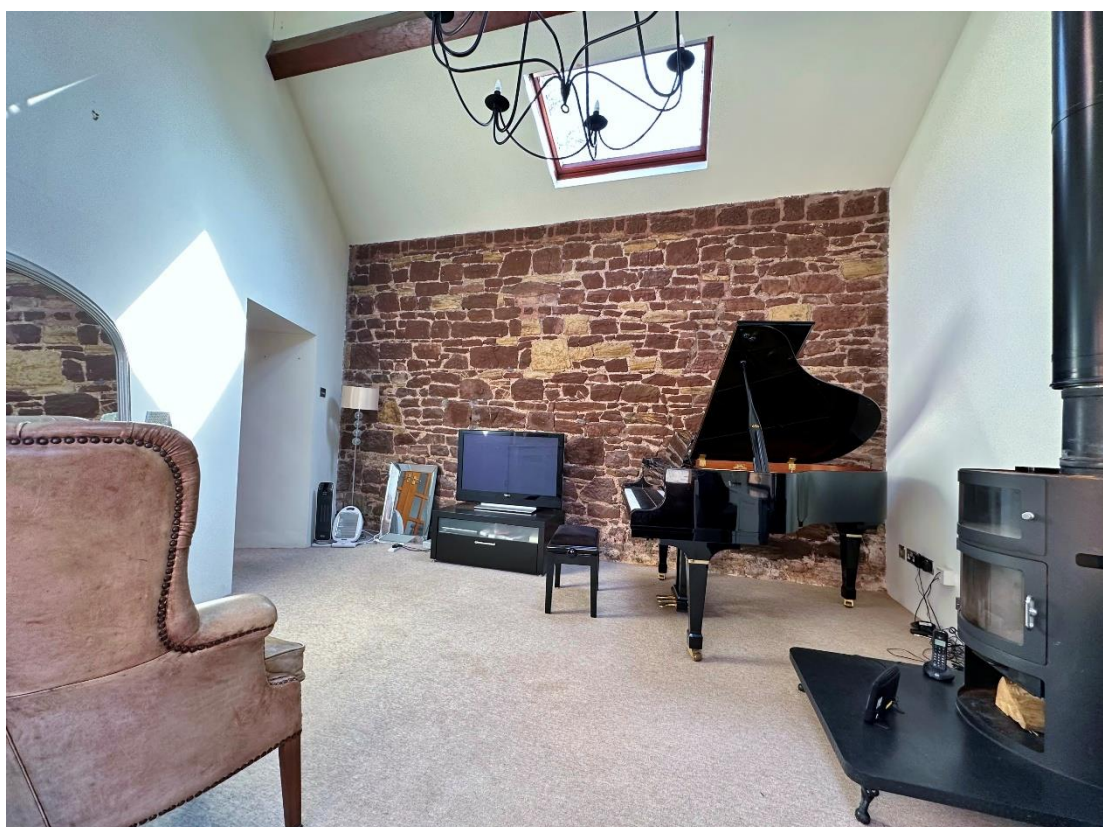
- Idyllic Three Double Bedroom Sandstone End Terraced Cottage
- Seamlessly Blending Period Features with Modern Living
- Two Double Bedrooms, En Suite, Third Bedroom and Bathroom
- Benefiting from Extensive Communal Gardens Mainly Laid to Lawn
- Exclusive Development with Uninterrupted Farmland Views
- Hallway, W.C, Lounge, Sitting Room, Dining Room and Kitchen
- Allocated Parking Space and Delightful Rear Courtyard Garden
- Closer Inspection Essential to Appreciate this Home in Full



£375,000 – No Onward Chain



















Description

Characterful and impressive three double bedroom sandstone 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.

Offered for sale with no onward chain, in brief this charming home comprises a hallway, downstairs W.C, spacious lounge with doors into a sitting/playroom, dining room and a large well fitted kitchen. To the first floor you have two sizeable double bedrooms, both with fitted wardrobes, en suite to the master bedroom, third double bedroom and a three piece bathroom. Further benefiting from enclosed rear courtyard, off road parking and access to the sweeping communal grounds.

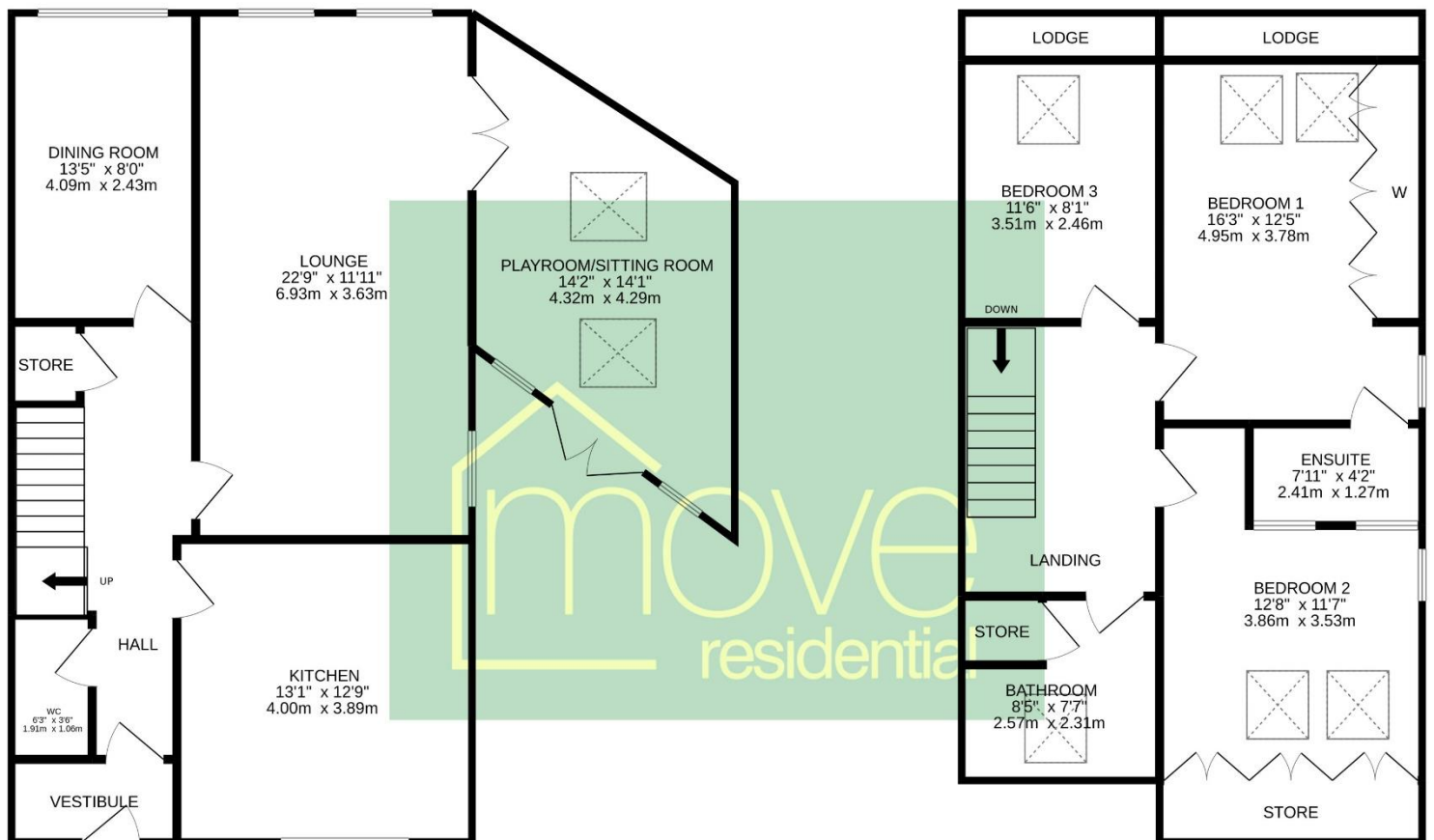
Dawpool Farm is an exclusive development which was converted into 21 residential properties in the late 1980's and 1990's. Nestled in the historic hamlet of Thurstaston which overlooks the Dee Estuary and Welsh Hills, the National Trust Thurstaston Common and Wirral Country Park are both within walking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



Floor Plan

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1703sq.ft. (158.2 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		72 c
55-68	D		
39-54	E		
21-38	F	33 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.