



Maria B Evans Estate Agents Limited

Moss Vale Barn, Upholland Road, Billinge, WN5 7JB

Offers in the region of £335,000



- Superb semi-detached stone barn conversion
- Set within a small enclave of similar property
- Comfortable lounge with large windows
- Spacious contemporary-style breakfast kitchen
- Three bedrooms; two doubles and one single
- Master bedroom with en suite bathroom
- Downstairs three-piece shower room
- uPVC double glazed windows throughout
- Warmed by gas central heating radiators
- Two parking spaces in communal courtyard
- Delightful gardens to both front and rear
- Conveniently placed yet semi-rural location
- Easy access to commuter transport links

Set amongst an array of stone-built farm buildings which have been converted to form a small enclave of characterful homes, Moss Vale Barn is a light and modern conversion offering light and spacious living accommodation.

The barn is approached via a timber gate and by following a stone flagged pathway which leads to a sage green composite door which opens to the entrance hallway. This area is fitted with a light tiled flooring, has a window to front, a radiator and is lit by recessed downlights.

The carpeted staircase at leads for the first-floor landing whilst a white timber door opens into a downstairs shower room.



The fully tiled shower room is warmed by a chrome heated towel rail and is lit by recessed downlighting. The suite comprises a quadrant shower cubicle with chrome fittings plus a vanity set wash basin and WC encompassed by complementing cabinetry and mirrors. A door to the rear of the shower room opens into a storage cupboard where there is space for a condensing tumble dryer as well as the Bosch gas fired combination boiler.

The 'U' shaped breakfast kitchen has a tiled floor, has two windows facing towards the front courtyard with radiators beneath plus space for a dining table to the centre of the room. The area is fitted with contemporary-style oak effect cabinets consisting of wall and base storage cupboards and pan drawers whilst the dark granite effect worktop has an inset one and a half bowl black sink unit with a mixer tap over. Also inset is a four-burner gas hob with extractor fan above and integrated appliances comprise an eye-level double oven and grill, a dishwasher, washing machine plus under-counter fridge and freezer.



From the kitchen, double doors open into a comfortably spacious lounge with a barn-style floor-to-ceiling windows inset with a glazed door opening on to the front garden. The room is lit by recessed downlights and has a dark wood laminate flooring, a false chimney breast holds an electric fire in situ and the room is also warmed by two radiators.



To the first floor, there is a lengthy landing leads to all three of the bedrooms, is lit by wall-mounted spotlights and also benefits from a sun tunnel for natural daylight. Along the landing is a range of fitted storage and shelving units to either side, as well as two wardrobes and a dressing table.

The master bedroom is situated to the far end of the landing and is a good-sized double room having low-level picture windows which run the width of the room and face onto the frontage and wall-mounted spotlights. The square room has had an en suite bathroom installed in one corner by the current owners, giving the main body of the room an L shape and creating a perfect dressing area to one corner.



A barn-style oak door slides to reveal the en suite bathroom which is subway-tiled to dado height, has patterned tile effect laminate flooring and is lit by ceiling mounted spotlights. The white, contemporary three-piece suite comprises a vanity-set wash basin, a low flush WC and a free-standing back-to-wall bathtub with, to one end, a stand-pump style tap and hand-held shower head.



Bedroom two is the smaller of the two double rooms, has a vaulted ceiling, two radiators, wall-mounted spotlights and a picture window to the front.



The third bedroom is a comfortably sized single room and would make a perfect home office. There are wall-mounted spotlights, a radiator and a small Velux window in the front elevation.

Outside the property has neat post and rail perimeter fencing to the front garden which abuts the gravelled central courtyard where there are two private parking spaces and a secure timber shed. The garden has a stone flagged pathway which runs around the perimeter of the barn and widens to create a small patio area outside the living room windows. The remainder of the front garden is laid to lawn. To the side of the barn, a gate leads to the west facing rear garden. Here you will find a further stone flagged patio, shale courtyard area and a rear lawn with a laurel hedge line as well as a curved, low stone wall with iron railings demarking the boundaries.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is St Helens Borough Council

The EPC rating is C

The Council Tax Band is D

The property is served by a shared septic tank and incurs a small charge PA

Please note:

Room measurements given in these details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.