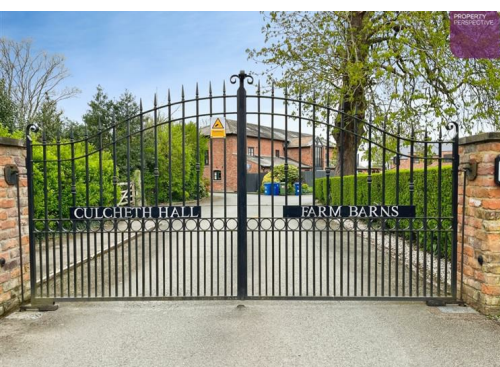




## Culcheth Hall Farm Barns, Warrington, WA3 4AN

£650,000

Stunning Four Bedroom Barn Conversion Offering Approximately 2,000 Sq Ft In Sought After Culcheth



# 6 Culcheth Hall Farm Barns, Culcheth, Warrington, WA3 4AN

Situated in the highly desirable village of Culcheth, this unique barn conversion forms part of an exclusive development within a charming semi-rural setting. Culcheth offers a fantastic range of local amenities including independent shops, cafés, restaurants and everyday conveniences, alongside highly regarded schools such as Culcheth High School. The area benefits from excellent transport links, with easy access to Warrington, Manchester and Liverpool via nearby motorway networks, making it ideal for commuters. Surrounded by attractive countryside and green spaces, the location offers a perfect blend of village charm and modern convenience.

This impressive four-bedroom terraced barn conversion extends to approximately 2,000 sq. ft. and offers beautifully presented accommodation arranged over three floors, combining character features with contemporary living. The ground floor centres around a stunning open-plan kitchen, dining and living space fitted with integrated appliances and a central island, with double doors opening to both the front and rear, creating a bright and sociable environment. A welcoming entrance hallway provides access to a WC and integral garage. To the first floor are three spacious bedrooms, including a versatile room currently used as a second living area with Juliet balcony and en suite, alongside a family bathroom. The second floor hosts a striking principal bedroom with exposed beams and Velux windows, offering a wonderful sense of space and character, along with additional storage. Externally, the property features a private courtyard-style garden with patio and raised beds, gated driveway and rear access to the garage, while to the front there is a communal turning area with visitor parking, completing this distinctive and highly desirable home.

**Front**  
Communal turning area and gardens, visitor parking.

## GROUND FLOOR

**Entrance Hallway 12'5" 8'6" (3.8m 2.6m)**  
3.8m 2.6m. Tiled flooring, painted walls, radiator, door to WC, garage and open kitchen, dining, living area, stairs to first floor.

**Open kitchen/diner/living 24'7" x 18'8" ( 7.5m x 5.7m)**  
7.5m x 5.7m. Kitchen fitted with wall mounted and base units, integrated double oven, microwave, gas hob, extractor, fridge/freezer, washing machine, dishwasher, kitchen island, painted walls, radiator x 3, wood laminate flooring, double doors and windows to front, double doors and window to rear, painted walls, door to storage cupboard.

**Cloaks/WC 2m x 1m (0.61m x 0.30m)**

## FIRST FLOOR

**Bedroom 18'0" x 13'1" (5.5m x 4m)**  
Used as second living room, carpet, painted walls, double doors to Juliet balcony, radiator x 2, door to en suite.

**En Suite 8'2" x 6'2" (2.5m x 1.9m)**  
Four piece suite, painted and tiled walls, carpet, heated towel rail.

**Bedroom 12'9" x 12'1" (3.9m x 3.7m)**  
Front facing, double doors to Juliet balcony, carpet, painted walls, fitted wardrobes, storage cupboard under stairs, radiator.

**Bedroom 12'1" x 8'2" (3.7m x 2.5m)**  
Rear facing, window to rear, carpet, painted walls.

**Bathroom 8'2" x 8'2" (2.5m x 2.5m)**  
Three piece suite, tiled and painted walls, heated towel rail, carpet.

## SECOND FLOOR

**Landing 12'1" x 11'9" (3.7m x 3.6m)**  
Carpet, Velux window, exposed beams eaves storage, painted walls, door to bedroom, door to storage cupboard.

**Bedroom 24'3" x 16'4" (7.4m x 5m)**  
Carpet, painted walls, exposed beams, window to rear, 2 x Velux to front, radiator x 2.

**Storage Cupboard 12'1" x 8'2" (3.7m x 2.5m)**  
Carpet, painted walls, boiler, exposed beams.

**Rear Garden**  
Patio, raised flower bed, brick and wood fencing, gated driveway.





