



Ground Floor

First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficacy can be given. Plan produced using Planit.

Brimstage Road, Wirral, Merseyside CH60 1XQ

Offers Over £625,000

4 Bedroom 2 Reception 3 Bathroom

****Beautiful Four Bedroom Characterful Sandstone Barn Conversion - Brimstage Road Heswall - Origins Dating Back to Early 1800's****

Hewitt Adams is thrilled to have the unique opportunity to showcase 'Lower Farm Barn' - this wonderfully CONVERTED MELLOW SANDSTONE BARN, well set back off Brimstage Road and just a short distance from the centre of Heswall, with local shops, bus and train links just a short walk away.

Originally dating back to the early 1800's - this unique property offers an abundance of CHARACTER FEATURES and is one of the finest examples of its kind that the Agents have encountered. Notably, it is rare to find a property of this type so well situated towards a vibrant town and with such excellent range of amenities.

The interior accommodation offers some exquisite character features such as mahogany interior doors, an impressive mahogany spindle staircase with a large reception hallway and Galleried Landing with beamed ceiling, exposed brick walls, barn-style bedroom doors.

In brief the property offers; entrance porch, reception hallway, sitting room, dining room, cottage style kitchen, utility, downstairs w.c. Upstairs there are 4 bedrooms - the master boasting en-suite facilities, and an Edwardian feature bathroom.

Front Entrance

Into:

Porch

Quarry tiled floor, sandstone wall, mahogany double doors originally from an old Wirral Church, into;

Reception Hall

18'6" x 14'2" (5.64m x 4.34m)

A most impressive L - shaped full height open beamed ceiling with exposed roof trusses, feature hanging chandelier, feature glass brick window, stripped wooden flooring, radiators, power points, small front window, sky light, mahogany open tread feature staircase with hand carved intricate spindles.

Sitting Room

16'11" x 11'6" (5.18m x 3.51m)

Cosy informal lounge / sitting area with floor to ceiling exposed sandstone fireplace, radiator, power points, TV point, windows to front and rear aspects

Dining Room

13'8" x 12'4" (4.19m x 3.76m)

Situated off the reception hallway and before the kitchen aspect. With exposed wooden flooring, radiator, power points, part clear glass panelled barn-style door to garden, aesthetically pleasing dividing old brick wall giving access to;

Kitchen

13'8" x 13'1" (4.19m x 4.01m)

Attractive cottage style kitchen with oak fitted units, corner carousel units, tiled worktop surfaces, inset sink and drainer, space and plumbing for a dishwasher, twin pan Gas fired Aga cooker, red quarry tiled flooring, cottage style wooden barn door into;

Utility

Wall mounted Worcester Bosch combination boiler installed in 2016, door to rear garden, window to side aspect, space and plumbing for washing machine and tumble dryer, wall storage shelving, staircase to 4th Bedroom / Study, door into;

W.C

W.C, Wash basin

Bedroom Four / Study

19'5" x 14'9" (5.94m x 4.50m)

Skylight, radiator, power points, telephone point, fitted bookshelves / wardrobes, exposed ceiling purlins and beams.

FIRST FLOOR

Bedroom One

14'9" x 12'2" (4.50m x 3.73m)

With exposed brick wall, glazed windows to front and rear aspect, beamed ceiling, telephone point, TV point, power points, integral wardrobes, barn door access to external stone staircase to ground level, cottage style wooden door into;

En-Suite

Comprising electric shower, low level w.c, wash hand basin, glazed window, radiator,

Bedroom Two

14'0" x 12'5" (4.27m x 3.81m)

Exposed brick wall, window to side aspect overlooking the garden, radiator, power points, beamed ceiling

Bedroom Three

10'9" x 8'2" (3.28m x 2.51m)

Fitted wardrobes and integral cupboard space, power points, radiator, glazed window to front aspect

*Currently used as a Dressing room.

Edwardian Style Bathroom

A fantastic bathroom suite with a feature walk-round timber panelled bath originally part of an old Wirral Church with side rails and curtains, low level W.C, wash hand basin vanity units with mahogany drawers, electrical shaving point, sloping ceiling with exposed purlin, skylight window, radiator

EXTERNALLY

Front Aspect - Large front garden with long gravel driveway with wooden gated entrance, flanking lawn with fruit and other mature trees, sandstone front and boundary wall.

Rear Aspect - Fenced enclosed rear garden boasting a well shaped lawned area, flowering shrubs, mature trees, bushes, rose trees, paved patio and paths, external taps and external lighting, small lean to greenhouse

Integral Garage

17'5" x 14'9" (5.33m x 4.50m)

Double opening doors, power and lighting, rear pedestrian door

