

HOME  TRUTHS

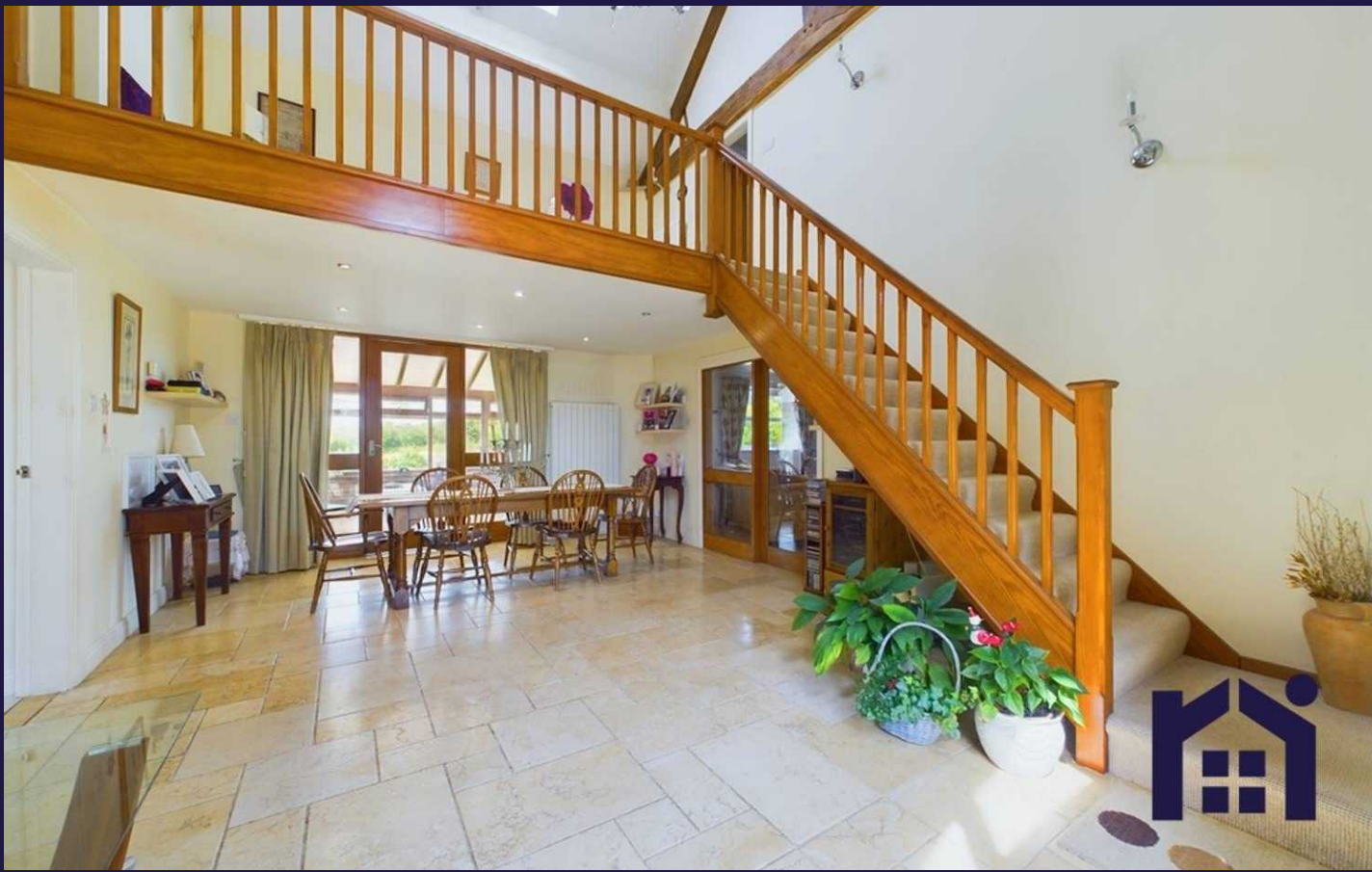


Longmeanygate, Midge Hall

PR26 6TD



£825,000



Fabulous, spacious barn conversion with self contained annex in a delightful semi rural location, having c4,000 square feet of versatile accommodation and within easy reach of primary transport routes, countryside walks and town centre amenities.

The block paved driveway can accommodate several vehicles and leads to the main entrance. Step into the grand hallway, a room in itself, with travertine tiled flooring and galleried landing. Reception one is a spacious living room with gas stove and opens to reception two with windows to two elevations making this an excellent snug or home office. The conservatory offers additional entertaining space and overlooks the garden and the fields and trees beyond.

The heart of the house has plenty of room for dining and comfortable furniture with the kitchen comprising porcelain tiled flooring, a range of wall and base units with large central island topped with granite work surfaces and breakfast bar, gas Aga, gas burner and dishwasher. A separate utility room houses the boiler and has space, power and plumbing for additional appliances. The cloakroom comprises wash hand basin, wc and ladder heated towel rail.

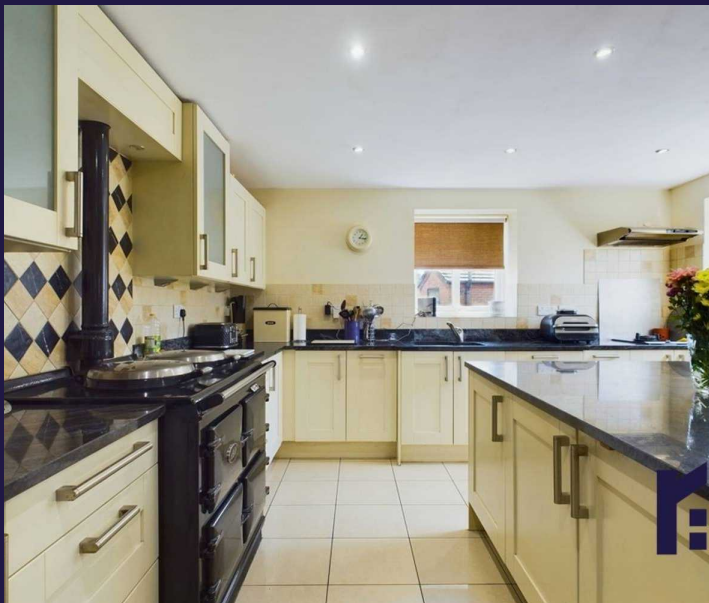




Stairs lead up to the first floor landing which makes an excellent individual seating area overlooked by exposed beams. The sumptuous master suite has vaulted ceiling, dressing room and en suite comprising fully tiled elevations and flooring, ladder heated towel rail, wc, rainfall mixer shower in walk in cubicle and wash hand basin on floating vanity. There are two further double bedrooms served by the family bathroom comprising fully tiled elevations and flooring, free standing claw foot bath, wc, wash hand basin, mixer shower in cubicle and ladder heated towel rail.

Across the courtyard the gorgeous annex not only offers delightful additional accommodation but also a business opportunity and comprises spacious open plan living room with kitchen having a range of wall and base units with integrated electric hob, oven and grill, refrigerator, freezer and dishwasher. Completing the set is the delightful double bedroom and the bathroom comprising p shaped bath with screen and rainfall mixer shower over, wc, ladder heated towel rail and wash hand basin on floating vanity.

Externally the property benefits from a huge workshop, double garage with remote control up and over door, garden with Indian stone sun terrace and water feature and an additional secret garden bordered by mature planting.









Whether you are looking for a business opportunity, versatile accommodation or simply a property with provenance and space, Londonderry Barn is the perfect place to call home. Do get in touch to arrange a viewing and make it yours. Council tax G, EPC, C, Freehold.

- Delightful barn conversion
- Separate, self contained annex
- c 4,000 square feet of versatile accommodation
- Large wokshop
- Garage & ample parking
- Virtual tour



HOME  TRUTHS

Eccleston Branch

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01257 451673

Coppull Branch

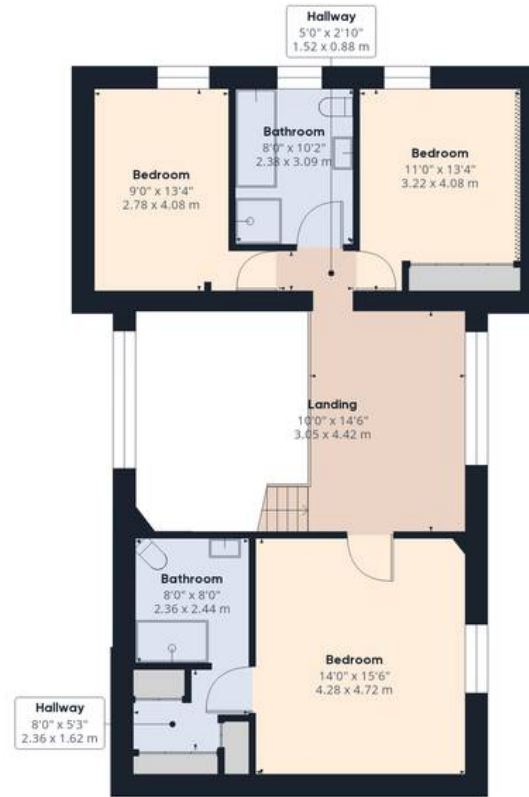
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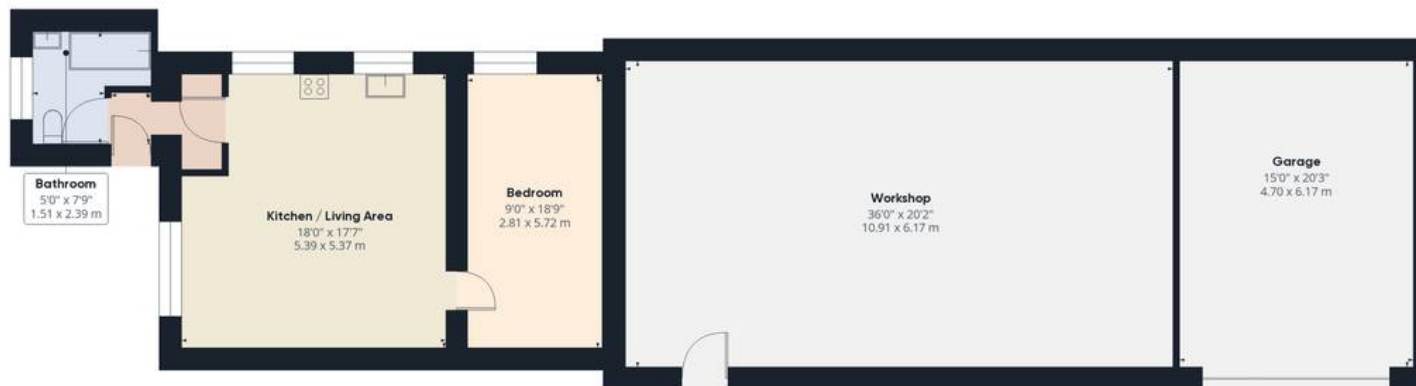




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

3992.33 ft²

370.9 m²

Reduced headroom

23.68 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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