



Cholmondeley, Higher Hall

£650,000 Freehold



Simply stunning. A family home with a difference offering versatile and spacious accommodation throughout. • Some of the best countryside views I have seen which can be enjoyed from every rear facing room. • An open plan kitchen/dining/living area with bifold doors. The perfect space for entertaining family and friends or just enjoying a nice family dinner. • Enjoy the comfort of underfloor heating in the colder months in the bathrooms and kitchen areas. A real encouragement to take your shoes off at the door. • A detached double garage and expansive gardens make this the perfect family home to enjoy.



I love my job!! I get to meet so many lovely people in different walks of life and see lots of wonderful properties on a daily basis. Occasionally, I even get to see different countries whilst doing the job I love so much. Today was one of those days. I have been over the border into the Welsh Countryside to discover something quite spectacular. A barn conversion with some of the most amazing views I have ever seen. Let me walk you around and hopefully you will understand why I am so excited to tell you all about this stunning family home. Walk down the footpath and through the wooden door into a spacious and inviting entrance hall, pass the cloakroom on the left and make your way to the heart of the home. A kitchen with high end wall and base units complimented by stunning granite work surfaces making preparation a breeze when cooking up a storm with the help of your own Belling Range cooker. Making it even more special is the large central island big enough for family and friends to socialise with a beverage of choice. A utility room can be found off the kitchen which has all of the plumbing and space for your white goods. An LPG gas combination boiler can also be found here. The dining area, spacious and inviting, seamlessly flows into the family room, with cosy log burner and where soft, natural light pours in from the wide bifold doors and the two skylights. The doors open out onto the garden, extending the living space and offering an uninterrupted view of the lush open countryside. Head down some steps and into the rear hallway which gives access to a double bedroom which has the added benefit of an ensuite shower room. Continue down the hall and into the lounge which is the first of two reception areas you will find here. A room full of character and natural light which beams through the bifold doors again which open out to the garden. The focal point of the room is the beautiful brick inglenook with solid fuel burning stove. Head then to the family room which again is full of natural light through the bifold and is a perfect room for games night or just to relax. The ground floor ends here so time to take a wander upstairs. The landing offers access to all principal rooms starting with one of three bedrooms on your right, across the hall is the family bathroom which is spacious enough for all of your bathroom comforts including wash basin, toilet, walk in shower and bath with a window set at the perfect height to enjoy those views. I'm sure you won't, but should you get bored of gazing at the countryside whilst soaking in the bath, why not put on your favourite show on the bathroom TV. I don't know about you but I'm not sure I'd want to leave. Pass by two further bedrooms, one of which is currently being used as a home office and on to the Master Suite. A suite that would be at home at a very high end hotel. Walk through the dressing area where you will pass two double fitted wardrobes and in to the main bedroom area with doors onto your own private balcony, the romance of this doesn't escape me. I have visions of sitting there with a glass of red just star gazing in the night sky. An ensuite shower completes this fabulous room, which has a wash basin, toilet and walk in shower. We're not finished yet, let's take a wander outside to see what's in store. To the front there is a detached double garage with electric up and over door. A side door from the garage leads you to a lawned area and on to a side gate which takes you to the rear garden. Set within a very generous plot, this property offers a truly serene outdoor space that is a perfect retreat for nature lovers and gardeners alike. The expansive grounds are primarily laid to lush, well-maintained lawn, providing ample space for family activities, relaxation, or even the possibility of expanding the garden further. The garden is enclosed by mature hedgerows, offering both privacy and a sense of seclusion, creating a peaceful, tranquil environment. A charming patio area provides an ideal spot for outdoor dining or enjoying a morning coffee, while the surrounding greenery creates a soothing backdrop. To one side of the garden, a well-appointed greenhouse stands ready for those with a passion for horticulture, offering the perfect space to nurture plants or grow fresh produce throughout the year. Most striking of all, the breathtaking, uninterrupted views over the surrounding landscape. Hopefully, I've given you more than enough reasons here to pick up the phone and arrange to visit this beautiful home.



Stunning barn conversion in the Welsh countryside. Spacious kitchen, family room with bifold doors, master suite with balcony. Large garden with greenhouse and amazing views. Perfect rural retreat.

Council Tax band: TBD

Tenure: Freehold

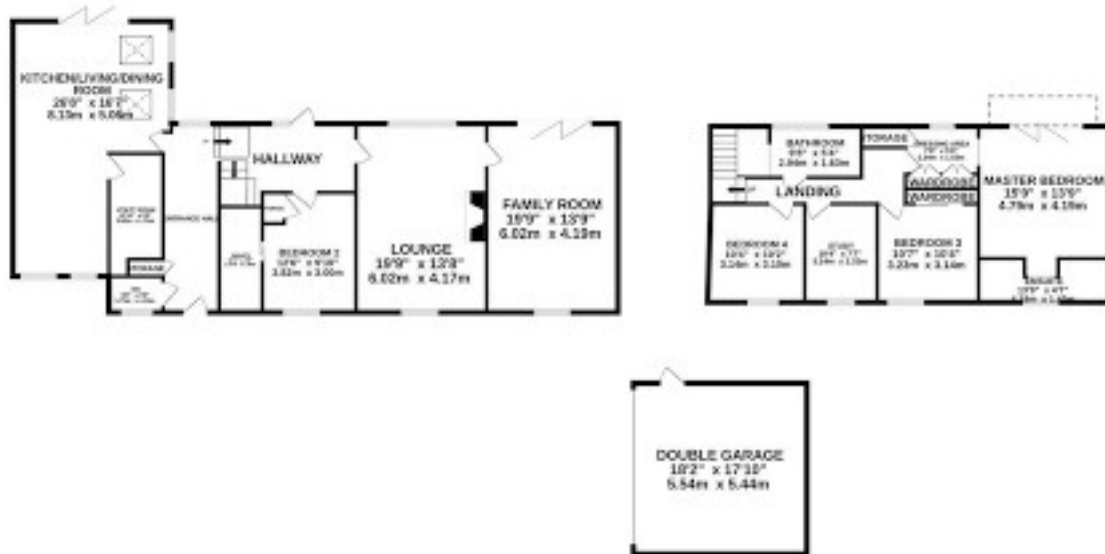
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



GROUND FLOOR
1706 sq.ft. (158.4 sq.m.) approx.

1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 sq.m.) approx.

While 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 indicative 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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