



BerkeleyShaw

Hare Barn Hall Lane, Liverpool, Merseyside L38 6JB

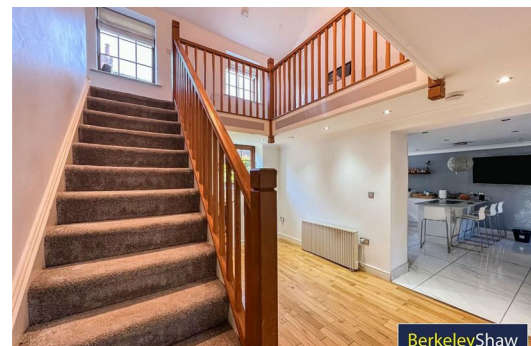
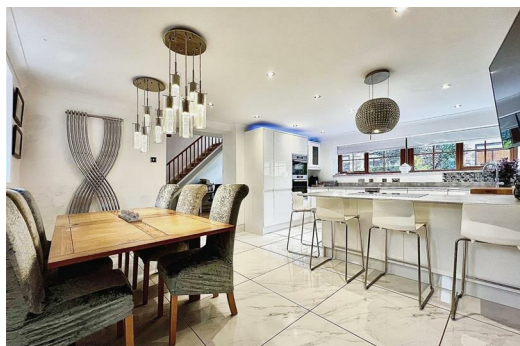
Offers Over £700,000

NO CHAIN - Welcome to this stunning & unique detached **FREEHOLD** barn conversion located on Hall Lane in the picturesque **SEMI-RURAL** village of Ince Blundell, Liverpool. This charming property, dating back to the 17th century, combines original character and modern living.

As you step inside, you are greeted by an impressive galleried hall and landing with **OAK STAIRCASE** and floors. There are three spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The kitchen/dining space allows all the family to cook, eat and dine together. With high-end integrated appliances including a wine fridge and designer Elica Interstellar Cappa Glass extractor this stylish room is one you will love to entertain in.

Upstairs the property boasts four well-appointed **DOUBLE** bedrooms, providing ample space for a growing family or visiting guests. With three bathrooms **EN-SUITE** to master, family bathroom & WC, mornings will be a breeze in this household.

The character of this home is truly captivating, with features that include a cosy **LOG BURNER** and beautiful solid oak beams and floors. The semi-rural location in a sought-after conservation area ensures peace and tranquillity, making it a perfect retreat from the hustle and bustle of city life. Watch the sun set over the open fields or relax watching the chickens wandering through your garden.



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Hall

12'0" x 20'0" (3.66 x 6.10)

A WOW feature of this home from the moment you enter, giving a feeling of space and grandeur with this galleried hallway. A home to be proud of with this impressive galleried landing and views of the open-plan kitchen/dining room and warm inviting lounge. Solid Oak flooring runs through this flexible reception space currently utilised as an office. Storage cloakroom and WC.

Kitchen/Dining Room

15'1" x 20'8" (4.61 x 6.30)

A stunning Room installed in 2019, with Bosch Hob, Double oven, designer Elica Interstellar Cappa Glass extractor fan over island return. Integrated fridge freezer, wine fridge and dishwasher. Barn door to rear and door through to double garage.

Integral Garage

20'0" x 14'5" (6.10 x 4.40)

Access from kitchen, a double garage space with electrics and lighting

Downstairs WC

4'4" x 4'3" (1.34 x 1.30)

A family essential, WC, concealed storage sink and grey tiled splashback & wall. Radiator.

Lounge

22'4" x 17'6" (6.82 x 5.34)

A large room for all the family to relax in front of the Log Burning Stove. A media wall conceals wires and cables to provide a slick entertainment space. Solid Oak flooring. Windows to 3 aspects.

Galleried Landing

20'2" x 14'2" (6.15 x 4.33)

Original Oak beams, galleried solid Oak staircase, fitted carpet and two windows for a light and bright space.

Bedroom 1

21'7" x 19'0" (6.60 x 5.80)

DOUBLE. You get a real feeling of the original barn in the room with exposed original Oak beams and dual aspect windows. Fitted carpets and door to en-suite access hatch to storage loft.

En-Suite

7'6" x 7'2" (2.30 x 2.20)

A stylish & spacious room with double wet room shower with glass panel and show stopping free standing bath. WC and Wash basin. Tiled walls and floors.

Bedroom 2

15'8" x 14'9" (4.80 x 4.50)

DOUBLE. Original exposed Oak beams, ladder to Mezzanine level ideal for teenagers to escape and relax. Two windows for a bright and airy room.

Bedroom 3

13'5" x 10'9" (4.10 x 3.30)

DOUBLE. Exposed solid Oak original beams, fitted carpets.

Bedroom 4

10'9" x 8'2" (3.30 x 2.50)

DOUBLE. Exposed original Oak beams. Fitted Carpets. Velux window.

Family Bathroom

10'2" x 5'2" (3.10 x 1.60)

Large storage wash basin with beautiful countryside views from the window. Grey tiled splashback and full-size panel bath. Tiled floors. WC. Original exposed Oak beams.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The architect, surveyor or agent should have no liability or guarantee as to their quality or efficiency can be given. Marked with Metreage CC24



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