

Explore the property...

EPC & Floor Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

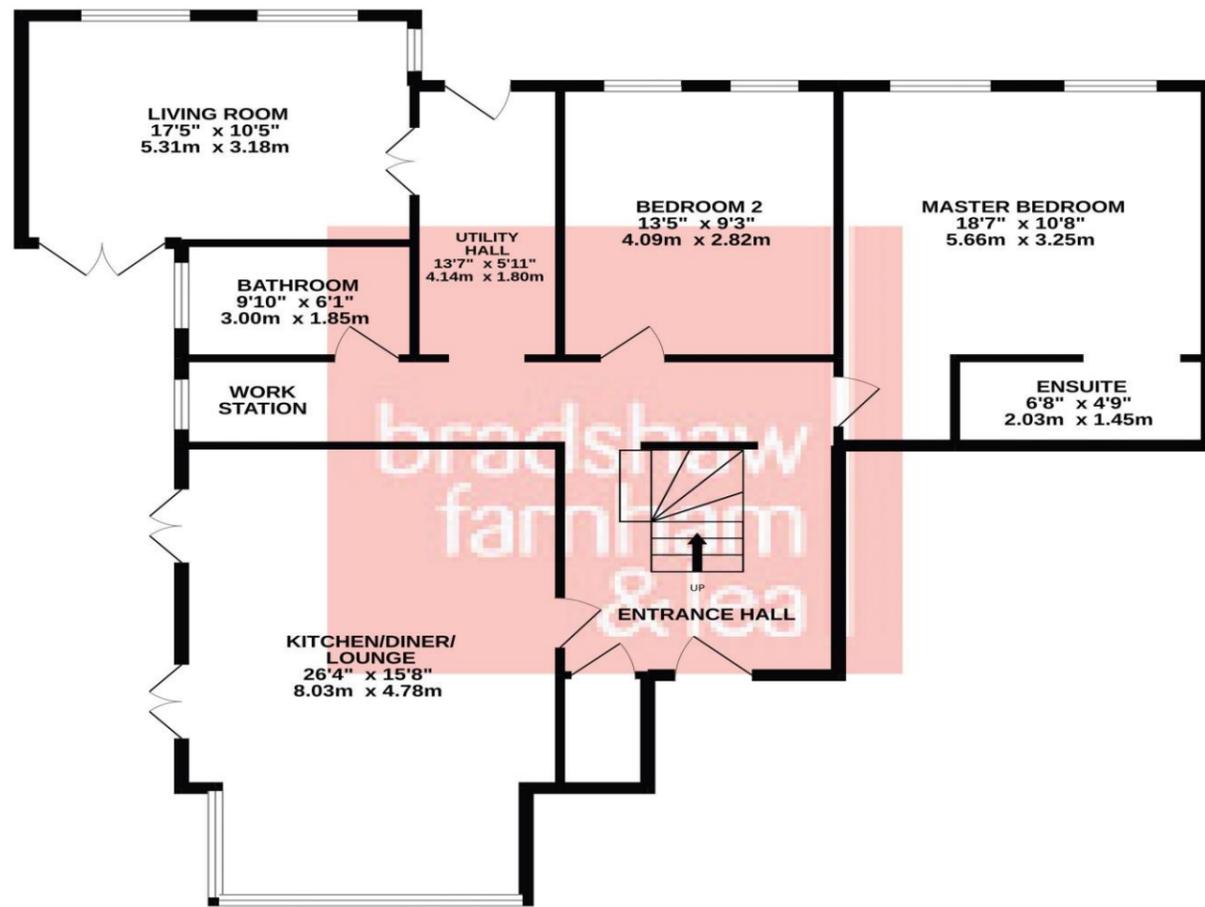


Flat 1, 8 Farr Hall Drive
CH60 4SF

{prop_price_text}

bradshaw
farnham
& lea

GROUND FLOOR



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 error, omission or mis-statement. This plan is for illustrative 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. Made with Metropix ©2022

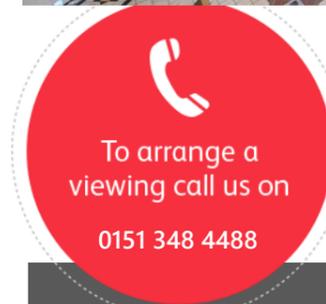
Tenure: Leasehold



The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - Heswall
Call - 0151 348 4488
Email - heswall@bflhomes.co.uk
Visit - 7 Pensby Road Heswall



- 2/3 Double Bedroom Ground Floor Apartment
- Modern Open Plan Kitchen / Dining / Living Room
- Two Bathrooms
- Beautiful Mature Garden & Private Gin Terrace
- Garage & Two Allocated Parking Spaces
- Leasehold Property & Council Tax Band D

About the property...

Become part of Lower Heswall's history! This stunning, ground floor apartment is situated in the historic 'Farr Hall' building on the extremely sought-after Farr Hall Drive. Upon entry into the property, you are met by a grand entrance hall with the original staircase currently being used as a feature piece offering a beautiful library space. Under the stairs there is access to the large cellar which has potential to be used as a gym or storage. Off to the left of the entrance hallway is the substantial kitchen/living/dining area which has the original parquet flooring throughout and two sets of French doors leading out to a beautiful sun terrace (there is granted planning permission for a lobby/orangery area on the sun terrace.) The kitchen has been finished to a bespoke, high standard with the living space offering stunning views being the perfect space to relax throughout the day. The property also boasts two double bedrooms with the master bedroom offering a modern boutique style En-suite. Proceeding down the hallway from the two bedrooms there is a beautifully presented family bathroom and a large utility hall. The utility hall has an external door that leads to the back of the property where you will find your garage (in need of refurbishment) and 2 allocated parking spaces. From the utility hall there is access to the cosy living room with a log burner and French doors with further access to the sun terrace. Externally, as well as the private sun terrace to the side of the property, you also have a stunning garden area consisting of a pond, herb garden, azalea walk and a gin terrace which is the perfect spot to enjoy the sunshine and take in the views, this property is in the ideal location for a buyer looking for a more tranquil lifestyle and is one of Lower Heswall's hidden gems. A viewing is highly recommended to appreciate everything this stunning home has to offer.

