



6 Manor Farm Court Manor Lane Hawarden, CH5 3PL

If you are looking for a quirky Barn Conversion that almost defines the term 'character property' while retaining a level of practicality that removes any need for compromise, offering spacious accommodation, it comes with a large garden and its very own hot tub.....then this is your dream NewHome4U

- CHARACTER THREE BEDROOM BARN CONVERSION
- SEPARATE FORMAL DINING ROOM
- *** HOT TUB INCLUDED ***
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- COURTYARD DEVELOPMENT
- MASSIVE KITCHEN
- GARAGE AND ADDITIONAL PARKING
- BEAUTIFUL LOUNGE
- LARGE AND SECLUDED GARDEN
- CONVENIENT LOCATION

£340,000

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Browsing the pages of Cheshire Life or similar publications our eyes are frequently drawn to spectacularly impressive barn conversions, and if you, like me, often wonder what it would actually be like to live there.

Now I admit that Hawarden is scarcely Alderley Edge but here you don't need a premiership footballer's income to experience their levels of style. Completed about 30 years ago around a central courtyard and providing an unexpected level of privacy from the immediate neighbours, these attractive homes offer something quite special; providing real character with the practicality necessary to ease the passage of day to day living so it not only looks good but works too.

Driving onto the development we come face to face with a block of four garages, one of which is allocated to number 6, as is the parking space adjacent. We then walk into the courtyard where our home is in the left corner with a further allocated parking space to the front.

Being in the corner means that the home is slightly 'L' shaped in layout as becomes apparent as we open the composite front door and step into the slate floored inner hallway where the stairs rise in front of us. Immediately on our left is the downstairs cloakroom, tiled to half height and containing a wall mounted hand basin and lavatory.

Beside here lies the formal dining room with its quality wood laminate floor. This is everything you could ask for in a dining room, providing sufficient space for a six or even eight seat table with room left over for an additional sideboard if that is your choice of style. Light comes from the large French doors opening onto an area of wooden decking which in turn overlooks the secluded section of garden containing the hot tub.

Adjacent to the dining room is the solid wood floored lounge, an atmospheric and welcoming room where your eye is automatically drawn to the corner positioned raw brick fireplace. Until recently this contained a traditional log burner which has since been replaced by an electric look-alike however, all the flues remain in place and a real fire would be simple to reinstate. The room features windows to two sides, offering contrasting views of different areas of the 'L' shaped garden.

One side overlooks the hot tub and al fresco dining portion of the decking area, while the rear facing window provides a view of the main section of the garden with the wooden pergola providing shade for another dining and BBQ area before giving way to the lawns.

Across the hall we find the huge farmhouse style kitchen / breakfast room which features a continuation of the slate floor, an attractive and practical choice for such a room. However, be careful not to drop anything on it or you will be picking it up with a dustpan and brush, such is its uncompromising nature... There are fitted units around two complete walls while a peninsular comes out from one of the remaining walls forming a breakfast bar which also contains the electric hob and oven.

To the other side of this is a vast chest freezer complementing the twin door American fridge opposite while in the corner sits the oil fired central heating boiler. The overall impression of the room is one of space, rather as you would expect in such a home as this is undeniably somewhere where good living should come as no surprise.

To the rear the back door opens onto the garden, beside a flagged area running around the home to the previously mentioned pergola which provides another peaceful and secluded spot for summer dining, relaxing or simply chilling with the family.

Returning to the hallway and climbing the turned staircase to the square landing with its attractive Velux roof mounted window, we turn right to find the first of the bedrooms. In here the home really begins to demonstrate its character features in that the ceiling closely follows the roof line giving a real cottage atmosphere.

This is a deceptively large room and kept admirably bright by a large window at one end of the room overlooking the garden and another big Velux above the double bed. There remains enough additional space for free standing wardrobes and storage units, making for a comfortable and well equipped room.

Next to this the second bedroom echoes the intricate ceiling shapes of its counterpart, making this the sort of room that should feature in a fairy story. Although slightly smaller than the previous room it remains a full sized double offering similar levels of light from its Velux and adjacent traditional windows and as much space as you ever really need.

Next, we come to the family bathroom with its ceramic floor. The room is fully tiled, with a stainless steel heated towel rail/radiator and contains a suite



comprising of a pedestal and basin, lavatory and 'P' shaped bath with mains shower above. There;s a useful protective glass shower screen to prevent splashes from any over-enthusiastic use.

Finally, on the other side of the stair well we find the principal bedroom. Like the others, there is a window at either end of the room, one traditional and one Velux and a very impressive set of evidently bespoke fitted wardrobes shaped to fit the contours of the ceiling. These leave enough free space for two separate further wardrobes and two chests of drawers along with the double bed and its twin bedside cabinets. A door in the far wall reveals the surprisingly spacious en-suite, again fully tiled and containing a pedestal hand basin, lavatory and walk in shower cubicle with electric shower.

Useful information:

COUNCIL TAX BAND: F (Flintshire)
ELECTRIC BILL: £170pm (Including extensive use of hot tub)
WATER BILL: £60pm
OIL BILL: According to usage

NB: Figures based on current owner's usage.

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

This is a home for someone who is bored with houses and wants to live somewhere different, somewhere with soul that will allow for dreams to take shape. If newly built homes on a sterile looking estate are what turns you on, walk away from this but if you are interested in somewhere to fire the imagination... step this way. You will find a home with style, steeped in character and providing all the space a family could need and little touches of luxury that really makes it stand out, such as the quality hot tub and a garden sufficiently secluded to enjoy it.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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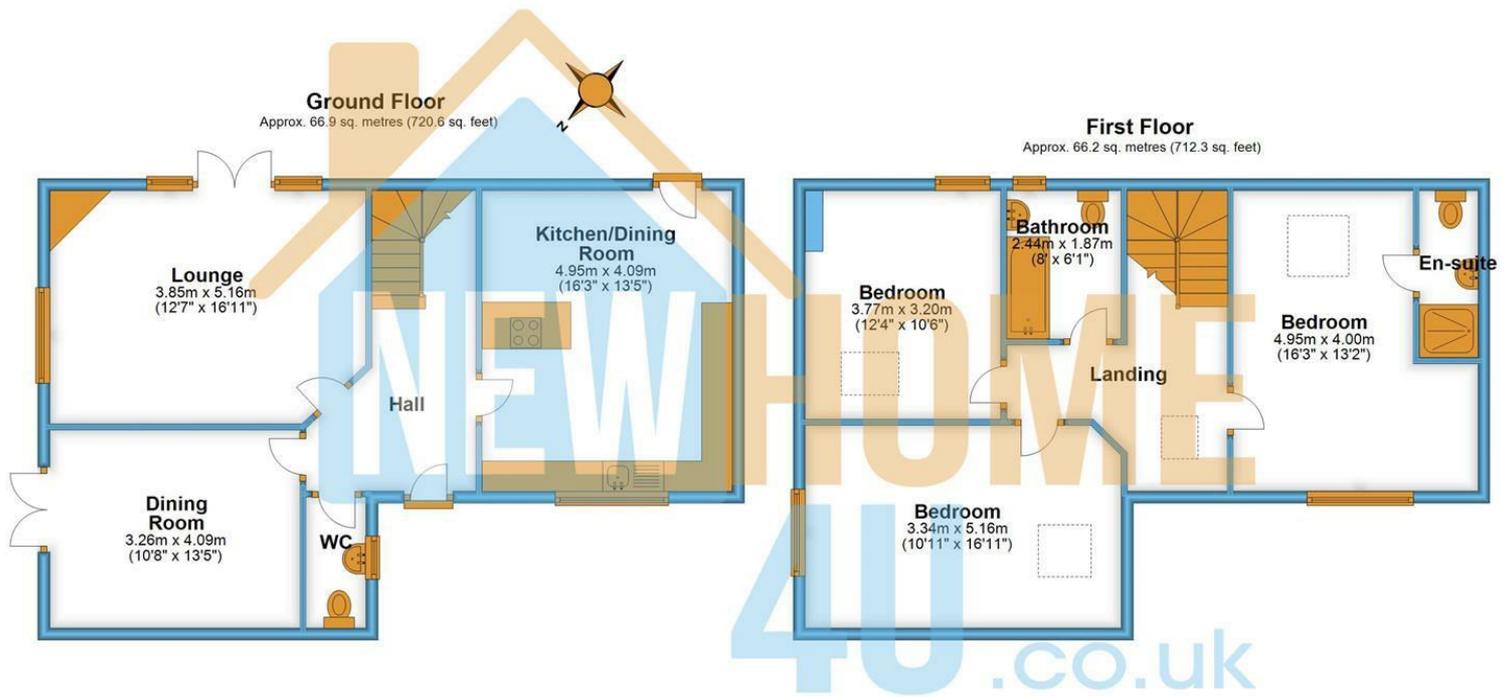
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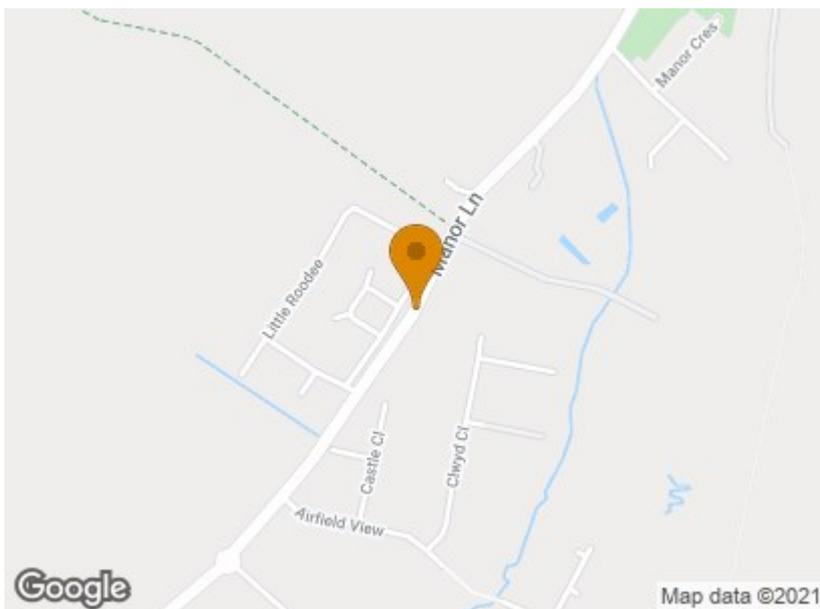
(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Total area: approx. 133.1 sq. metres (1432.8 sq. feet)



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	