



Old Village Farm Ferry Lane, Thelwall, Thelwall, Cheshire, WA4 2SS

£1,395,000

Old Village
Farm



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Tucked away on one of Thelwall Village's most unique and historic lanes, Old Village Farm is a truly exceptional home, a true hidden gem on the sort after Ferry Lane. Set behind a gated entrance on a substantial private plot, this stunning detached residence offers an impressive 3,321 sq ft of beautifully designed living space. The approach alone sets the tone, with an expansive front garden and large driveway providing parking for multiple vehicles, creating a sense of privacy and arrival.

Inside, the property has been thoughtfully renovated to an exceptional standard, blending elegance, sophistication and modern family living. Every detail has been carefully considered, creating a home that is both stylish and welcoming.

At the heart of the home is the breath-taking open-plan kitchen, dining and family space - designed for modern living at its finest. With central island & bi-fold doors opening onto the landscaped rear garden, the space flows effortlessly between indoors and out.

In addition to this impressive space, the home offers two further reception rooms, including a cosy TV/snug room and a generous living/dining room, providing flexible spaces ideal for growing families or entertaining guests, a handy utility room, WC and garage.

Upstairs, the property features 5 beautifully appointed double bedrooms, all with fitted wardrobes, 4 with ensuite shower rooms, and a luxurious boutique-style family bathroom with walking shower a free-standing egg bath.

The converted detached garage has been cleverly transformed into a versatile gym space, though it would equally make an excellent home office or even a small annex. With CCTV installed for added peace of mind and finished to an outstanding specification throughout, this remarkable home offers the rare combination of privacy, character and contemporary luxury. Old Village Farm is more than just a house - it is a beautifully crafted family home set within one of the area's most desirable and historic locations.

Description

- Unique and private setting on a quiet, picturesque road
- Substantial 3,321 sq ft detached residence
- Five spacious double bedrooms with fitted wardrobes
- Four luxury en-suite bathrooms plus boutique-style family bathroom
- Stunning open-plan kitchen / dining / family room
- Bi-fold doors opening onto the private landscaped rear garden
- Three elegant reception rooms including TV/snug room
- Beautifully renovated to an exceptional specification throughout
- Gated entrance with large driveway and extensive parking
- Converted detached garage – ideal gym, office or annex
- Private garden not overlooked
- Under floor heating installed
- CCTV security system installed
- Move-straight-in condition
- A rare opportunity in one of the area's most sought-after village locations



Council Tax Band: F

Floor Plans

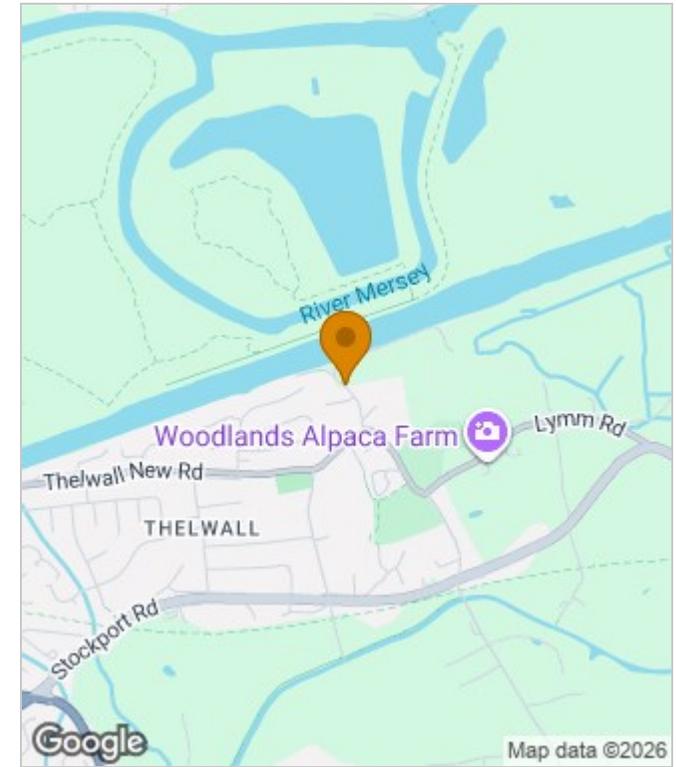
Ferry lane, Thelwall

Approximate Gross Internal Area :-
 Ground Floor :- 111.99 sq m / 1205 sq ft
 First Floor :- 99.76 sq m / 1074 sq ft
 Second Floor :- 64.58 sq m / 695 sq ft
 Garage :- 13.83 sq m / 149 sq ft
 Outbuilding Floor :- 18.44 sq m / 198 sq ft
 Total :- 308.60 sq m / 3321 sq ft



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	83
(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	

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