

£695,000
Freehold



JONSIMON
ESTATE AGENTS

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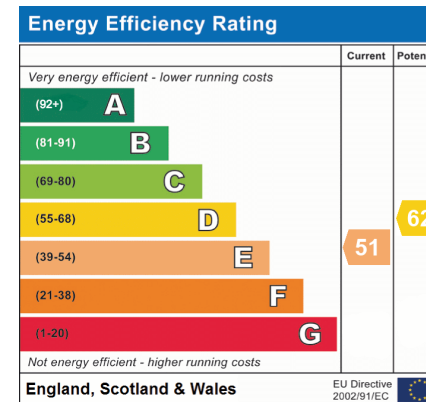
Features

- A Stunning Three Bedroom Plus Loft Room Stone Barn Conversion
- Barn Conversion - 1996
- Spacious Lounge with Feature Stone Fireplace & Multi Fuel Stove
- Large Open Plan Dining Kitchen with Appliances
- Utility Room & Guest WC
- Three Double Bedrooms
- Large Loft Room
- En Suite Shower Room & Three Piece Family Bathroom
- Large Gravelled Driveway For Ample Off Road Parking & Stone Double Garage
- Superb Extensive Garden & Beautiful Patio Areas
- Fantastic Rural Location in Hawkshaw Village with Stunning Farmland Views
- Freehold Property
- Viewing is High Recommended and is Strictly By Appointment Only

Summary of Property

The Old Barn is a beautifully presented and deceptively spacious, stone-built three-bedroom semi-detached cottage, which is a part of a barn conversion in 1996 and is set within idyllic rural surroundings down a picturesque lane in Hawkshaw village. The property affords a rare balance of countryside tranquillity with stunning farmland views and everyday convenience, being within easy walking distance of highly regarded primary and secondary schools, local shops, traditional public houses and restaurants, while excellent motorway connections are accessible within a short drive. Having been meticulously renovated in recent years, the home offers light-filled, generously proportioned accommodation finished to an exacting contemporary standard, whilst retaining a wealth of original character. Exposed ceiling beams and a beautiful stone fireplace with log burning stove sit harmoniously alongside modern fittings, creating an elegant yet welcoming living environment. The thoughtfully configured accommodation briefly comprises an entrance porch, a large lounge with windows front and side aspect, a well-appointed breakfast kitchen, and open plan spacious dining area and a very handy utility room, WC and cloakroom offering flexibility for modern family living. To the first floor are three well-proportioned double bedrooms, including a superb principal suite with en-suite shower room, complemented by a striking three-piece family bathroom of impressive scale and finish. Externally, the property is equally impressive. Extensive gardens create a superb outdoor lifestyle setting, including a generous front garden with decked patio area, a further side patio ideal for private entertaining, the substantial lawned garden perfectly suited for family enjoyment, children's play, or potential use as a micro-farm or allotment. the gravelled driveway provides ample parking for up to six/seven vehicles leading to a detached stone built double garage. Further benefits include LPG gas-central heating, water treatment plant and UPVC double glazing. Positioned at the bottom of Croichley Fold lane with stunning views of pasture land and beyond, the property enjoys immediate access to scenic woodland walks and protected countryside. A home of notable charm, character and distinction, early viewing is highly recommended and strictly by appointment via our Ramsbottom office.

Tenure: Freehold



Local Authority

Bury Council
Band E
Tax Band Amount: £3122.96

Room Descriptions

Ground Floor

Lounge

UPVC double glazed front and side windows, a feature log burning stove with stone fireplace, radiators, parquet flooring,, wall lights and alarm pad.

Dining Kitchen

A modern range of wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with drainer, electric range cooker with six ring gas hob with extractor above, integrated fridge, freezer and dishwasher, radiators, part tiled walls, breakfast bar, ceiling spotlights, ceiling points, under stairs cupboard, UPVC double glazed rear and side window windows, double glazed back door and stairs leading to the first floor landing.

Utility Room

Wall and base units, work surface, plumbed for washing machine, boiler, radiator, tiled flooring, ceiling beams and ceiling point.

Guest WC

A two piece white suite comprising of a low-level WC, wash hand basin, radiator, tiled flooring, meter cupboard, ceiling point and UPVC double glazed rear window.

First Floor

Landing

Loft access with pull down ladder, ceiling beams and ceiling point.

Bedroom One

UPVC double glazed front and side windows, radiators, fitted wardrobes, ceiling beams and ceiling points.

En-Suite Shower Room

A three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, radiator,

beams, ceiling point and UPVC double glazed front windows.

Bedroom Two

UPVC double glazed side window, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, ceiling beams and ceiling point.

Loft Room

UPVC double glazed side window, radiator, ceiling beams, power points and ceiling point.

Family Bathroom

A three-piece white suite comprising of a freestanding roll top bath with mixer tap and shower head, low level WC, wash hand basin, radiator, ceiling beams, ceiling point, fully tiled walls and UPVC double glazed rear window.

Outside

Garage

A double garage with electric up and over garage door, power points, ceiling point, UPVC double glazed rear window and side door.

Parking & Gardens

Large pebbled driveway for ample off road parking, well maintained lawn area with well established borders and shrubs, decked patio area. External lighting and power sockets. Water treatment plant & LPG tank with access under the decked patio.



Floorplan



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.