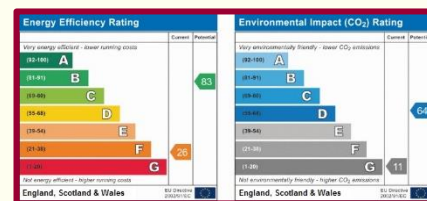


Price

Offers Over £300,000 including carpets, blinds, kitchen fittings, Aga, fridge, dishwasher & washer.

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

www.rightmove.co.uk

www.cardwells.co.uk



Independent Estate Agents

Cardwells

Since 1982



rightmove.co.uk
The UK's number one property website

www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



THE BARN, TOP O TH LANE FARM, BROADHEAD ROAD, BOLTON OFFERS OVER £300,000

A stunning stone barn conversion on the edge of Edgworth village designed to maximise light and space being attractively presented in a contemporary style that is sure to appeal to prospective buyers who will simply be blown away by the wonderful open views. The good news goes further, the property is not too far out of Edgworth being approximately 250 yards before the Toby Restaurant on the left hand side, and so is rural but not cut off from the village. Parking is a bonus as there is a substantial piece of land opposite on Broadhead Road, which has a farm gated entry and is fenced to provide a minimum of four parking spaces. High quality fixtures and fittings compliment the property with natural stone tiling, oak doors and double glazing etc. Comprises; wrought iron pedestrian entrance gates to stone walled patio and entrance hall with cloaks wc off. Professionally fitted kitchen with glossy cream cabinets topped with polished granite, Aga stove etc, dining room with oak flooring of open plan design, stairs off and double doors to the lounge which has a high vaulted ceiling and picture windows and double doors leading out to the stone flagged patio and lawn. The views are wonderful. The first floor is smaller having a landing and two bedrooms. The ceilings are vaulted and the main bedroom has a Juliette balcony. Shower room with high quality suite and tiling. Heating is via electric radiators and upvc double glazed windows. Septic tank drainage, LPG supplies the Aga function. This is a unique opportunity and viewing is with our highest recommendation but is strictly by prior appointment only and accompanied by Cardwells staff who are available 7 days a week.

BURY

14 Market Street, BL9 0AJ
Tel: 0161 761 1215
Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
Tel: 0161 773 1011
Email: whitefield@cardwells.co.uk

BOLTON

11 Institute St. Bolton, BL1 1PZ
Tel: 01204 381281
Email: bolton@cardwells.co.uk

Worsley

2 Pennyblack Court, Barton Rd, M30 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approached from the side lane and a wrought iron pedestrian gate, there is parking on the other side of Broadhead Road. Immediately opposite the property in a fenced compound with private gated entrance giving parking for a minimum of four vehicles. The finish will be stone & gravel, suitable for vehicles with a hardcore base.

Entrance

Limestone tiled flooring.

Cloaks W/C

White w/c, glass wash bowl and chrome pillar top. limestone flooring and natural mosaic tiling.

Kitchen/Breakfast Room 15' 1" x 10' 0" (4.59m x 3.05m)

Professionally fitted with a range of glossy cream cabinets topped with polished black granite. In laid 1 1/2 bowl stainless steel sink, base cupboards & drawers with polished black granite work tops, matching wall cabinets, gas fired Aga cooker integrated fridge & washer, limestone tiled flooring.



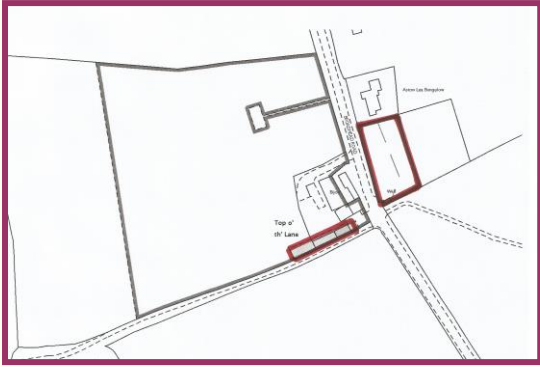
Dining Room 14' 4" x 10' 0" (4.37m x 3.05m)

Open plan design with oak plank flooring & oak staircase off, double doors to lounge.



Gardens

Front patio with wrought iron topped stone walling & side pathway. Rear garden has a large patio & lawn with spectacular views. Please refer to plan regarding the boundary etc.



Lounge 14' 11" x 10' 4" (4.54m x 3.15m)

High vaulted & beamed ceiling, oak plank flooring, 1 wall exposed stone walling, picture window and double doors out to the patio and garden, enjoying open panoramic views.



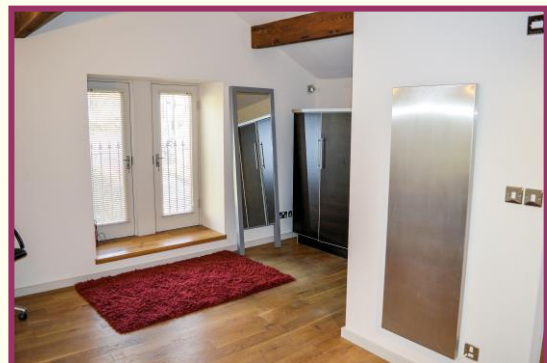
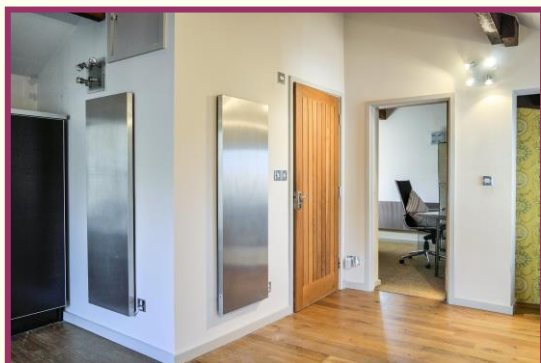
Landing

Oak flooring. Note: opens directly into bedroom one, however the vendors will install a wall & door if required between exchange & completion.



Bedroom One 10' 0" x 9' 11" (3.05m x 3.02m)

High vaulted & beamed ceiling, oak flooring, double doors to Juliette balcony.



Bedroom Two 14' 5" x 14' 3" (4.39m x 4.34m)

High vaulted & beamed ceiling.

**Shower Room**

White w/cm curved glass open shower cubicle and mixer tap, glass bowl wash basin & pillar top, partial mosaic wall tiling, stone tiled floor, Velux roof window.

**Parking**

Substantial piece of land opposite, on Broadhead Road, providing parking for a minimum of 4 cars, enclosed with a gated entrance.

Important Notes

Circa 1600's build

Renovated approximately 12 years ago

Electric heating throughout

Stunning aspect

Double glazed throughout

Also available as a combined lot comprising of

The Barn

The Main House & 10 acres (Fox's Lair, Top O'th Lane Farm, Broadhead Road, Turton, BL7 0JQ and stables