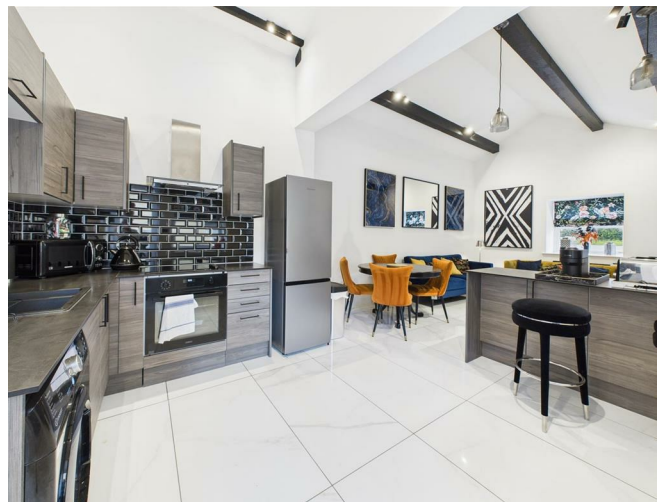


7, Holly Barn Lancaster New Road, Cabus, Preston, PR3



£275,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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The Hamilton is a grade II listed building dating back to the 1600s and was originally built for Duke James of Hamilton.
Leasehold

Holly Barn:

This spacious bungalow consists of 2 bedrooms and 2 bathrooms. Its fully refurbished while incorporating some original features.

Holly Barn provides luxury living space.

This prestige development has been well thought out, preserving and restoring original heritage features, along side modern, aesthetic elements. All fixtures and fittings are of elite Georgian brushed brass.

Externally, the property will be a private gated community with intercom and sleek electric gates. There are 28 parking spaces on site, with the added benefit of electric vehicle charging points too.

The communal courtyard boasts a large water feature and the communal garden areas contain natural beauties such as apple and plum trees. Perfect for exploring during the summer months.

Open Plan/Lounge/Kitchen



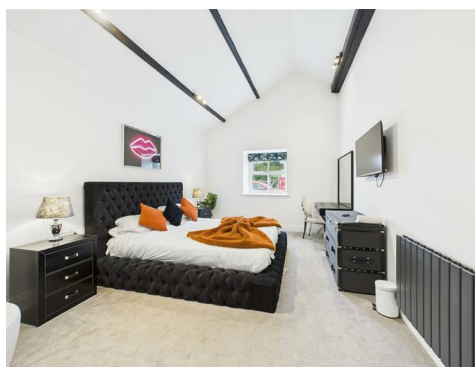
Double-glazed window, kitchen area with a range of matching wall and base units, breakfast bar, fridge/freezer, washing machine, composite sink, cupboard housing the gas boiler, four plates electric hob and extractor hood, electric oven, microwave, tiled floor, radiator. Lounge with a double-glazed window, carpeted floor, radiator.

Inner Hallway



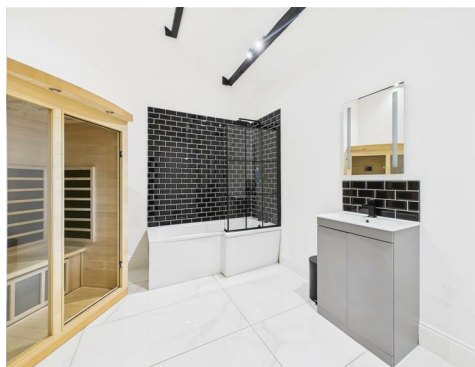
Double-glazed Velux window, tiled floor, radiator,

Bedroom One



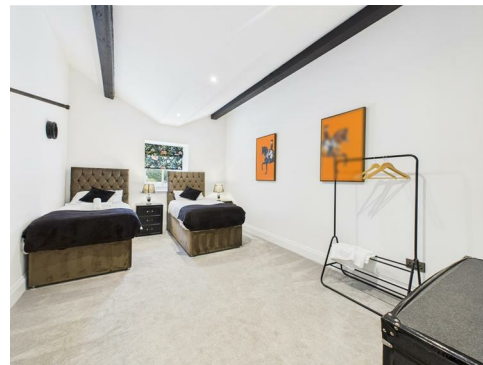
Double-glazed window, carpeted floor, radiator, double bed.

En-Suite Bathroom



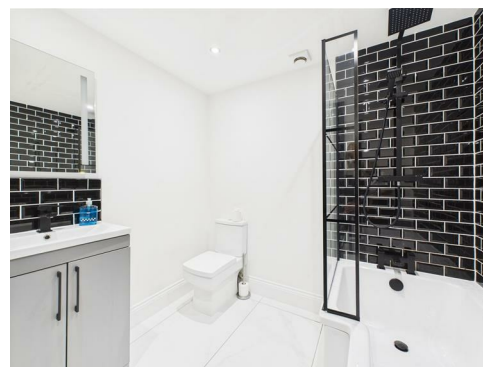
Bath tub with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, sauna, extractor fan, tiled floor, W.C.

Bedroom Two



Double-glazed window, carpeted floor, radiator, two single beds.

Bathroom



Bath tub with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Useful Information

Tenure Leasehold 250 Yrs
Start July 2023-End July 2273
248 years remaining
Council Tax Band (C) £2,103
No Onward Chain

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

