



## 2 TREES FARM BARNs, NEDS LANE, STALMINE FY6 0JL

£420,000



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## RURAL GEM READY TO WALK INTO.

SITUATED IN A QUIET BACKWATER WITHIN STALMINE VILLAGE THIS MID BARN CONVERSION OFFERS SUPRISINGLY SPACIOUS FAMILY ACCOMMODATION ENJOYING VIEWS ACROSS THE COUNTRYSIDE. THE PROPERTY IS IDEAL FOR A FAMILY / COUPLE LOOKING FOR SOMETHING A LITTLE BIT DIFFERENT IN A COUNTRYSIDE POSITION BUT YET WITHIN AN EASY DRIVE TO POULTON, GARSTANG AND LANCASTER. THIS BEAUTIFULLY PRESENTED PROPERTY BRIEFLY COMPRISES; THREE RECEPTION ROOMS, BREAKFAST KITCHEN, FOUR BEDROOMS, ENSUITE AND BATHROOM. PLENTY OF STORAGE. DOUBLE GLAZING AND GAS CENTRAL HEATING, WELL MAINTAINED SECURE GARDENS AND DOUBLE GARAGE. EARLY VIEWING IS A MUST.



**LOCATION:** Situated in a very pleasant semi-rural location off Carr Lane (SAT NAV FY6 0JL), enjoying delightful open countryside views. Hambleton, Poulton and other rural towns are within easy driving distance.

**STYLE:** Traditional barn conversion set within a row of just four similar properties.

**CONDITION:** An extremely well-appointed property ready to walk into with modern fittings, décor and many attractive features.

**ACCOMMODATION:** Comprising, Ground floor; entrance vestibule and hallway, built in cupboard and cloak room with separate w.c. and washbasin. Staircase leading off with under stair storage cupboard. Good size lounge with feature living flame gas fire and French windows out to the garden. Dining room to the front with feature floor to ceiling window and built in cupboard, study m with built in cupboard. Extremely well appointed and recently re fitted breakfast kitchen. Extensive range of cupboards, granite worktops and integral Neff appliances including single oven, combo oven and warming drawer, 4 ring induction hob, fridge freezer, additional fridge, dishwasher and integrated washer/dryer. First Floor; landing area, four good size bedrooms, the master with en-suite shower room. All the bedrooms have plenty of storage space and modern family bathroom suite comprising bath with shower over, w.c and wash hand basin.

**OUTSIDE:** The property provides private gardens which have been landscaped including a crazy paved patio and seating area, shaped lawn with stocked borders and bricked wall. At the rear parking can be found with a double garage having a remote controlled electric up and over door, power, lighting and water laid on. Electric vehicle charging point.

**SERVICES:** All mains services are connected, gas central heating and double glazing.

**TENURE:** We are advised the tenure of this property is freehold.

**COUNCIL TAX:** The property is listed from an online search as Council Tax Band E. (Wyre borough Council).

**VIEWINGS:** By telephone appointment through the agents office.