

MARSH & MARSH PROPERTIES

Grange Barn, Ingham Lane, Bradshaw, HX2 9PE

£500,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES**** A beautifully presented THREE/FOUR DOUBLE BEDROOM, long term family home located in the highly sought-after area of Bradshaw, just a short walk from a highly regarded schools—making it perfect for families. The property features a modern open plan dining kitchen and living space, which is perfect for those who love to entertain along with generously sized bedrooms, offering ample space for comfortable family living. This fully electric home designed with sustainability in mind benefits from a 6-kilowatt solar panel array and a 15.5-kilowatt battery storage system, ensuring low energy costs and a reduced environmental impact. An energy-efficient Air Conditioning System provides heating and cooling, while a stand-alone integrated Air Source Heat Pump Cylinder supplies hot water. On the ground floor, you will find a welcoming and grand entrance hall, an open-plan dining kitchen/living space, spacious through lounge, cloakroom, gym/fourth bedroom and a rear entrance porch. Upstairs, a mezzanine landing leads to the house bathroom and three double bedrooms including a master bedroom with an en-suite. Externally, the property features an enclosed garden with a hot tub, parking for multiple vehicles with an electric car charging point, and a large double garage. An internal inspection is highly recommended to truly appreciate all that this fantastic home has to offer.

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GRAND ENTRANCE HALL



A stunning entrance hall showcases beautiful stone flooring and an exposed stone wall, adding character and charm. An elegant archway entrance with UPVC windows and a door enhances the space, allowing natural light to flow through. The open staircase and mezzanine landing enhances the sense of space, while a large exposed wooden ceiling beam and sleek ceiling spotlights add to the hall's stylish and inviting ambiance. A remote-controlled air-conditioning unit helps you to adjust the temperature in this space with ease.

W/C



The W/C features a low-flush toilet and a pedestal

sink with stylish splashback tiles. A tiled floor ensures easy maintenance, while built-in shelving and hanging space provide practical storage. A UPVC window with a tiled sill allows natural light to brighten the space.

LIVING ROOM 4.8 x 6.4m (15'8 x 20'11)



The spacious lounge features a charming stone fireplace with a multi-fuel stove, creating a warm and inviting atmosphere. Two UPVC windows allow natural light to fill the room, while exposed wooden ceiling beams add character and rustic charm. A remote-controlled air-conditioning unit offers effortless temperature control, ensuring comfort throughout the year.

KITCHEN



The modern fitted kitchen designed with a wide range of stylish wall and base units, offering ample storage space. It features high-quality integrated Bosch appliances, including a fridge freezer and dishwasher, as well as a built-in Bosch oven and grill. A Hotpoint induction hob with an extractor fan ensures efficient cooking. At the heart of the kitchen is a spacious island with seating for four, perfect for dining and socialising. Characterful design elements, such as a stunning exposed wooden ceiling beam and steel support, add charm to the space. Velux windows flood the room with natural light, while bi-folding doors open directly onto the patio, creating a seamless connection between indoor and outdoor living.

The kitchen finished with sleek wood-effect tiled flooring with electric underfloor heating and a remote-controlled air-conditioning unit.

LIVING SPACE/DINING ROOM 7.2 x 6.4m (23'5 x 20'11)



Open plan with the kitchen, this living space/ dining room continues the stylish design with the same wood-effect tiled flooring with electric underfloor heating, creating a seamless flow between the spaces. A UPVC window allows natural light to fill the room, while exposed ceiling beams add character and charm. A remote-controlled air-conditioning unit helps you to adjust the temperature in this space with ease.

GYM/BEDROOM FOUR 3.8 x 5.1m (12'7 x 16'8)



A versatile gym and pantry, which could also serve as a fourth bedroom, features a partially tiled floor and fitted cabinets with sliding doors for ample storage. The space equipped with space and plumbing for a washing machine and dryer, offering practicality and convenience. Characterful touches include an exposed wooden ceiling beam, a Velux window, and a UPVC window, ensuring ample natural light. A remote-controlled air-conditioning unit ensures optimal comfort by allowing easy temperature control.

PORCH



An inviting porch with stone flooring, UPVC windows, a composite stable door and a UPVC door into the kitchen.

LANDING

The landing provides access to three well-proportioned bedrooms and the house bathroom, offering a practical and well-connected layout.

BEDROOM ONE 3.7 x 5.6m (12'1 x 18'2)



A spacious double bedroom featuring exposed wooden ceiling beams, fitted wardrobes, and ceiling spotlights for a stylish yet functional design. A UPVC window offers stunning far-reaching views, while access to a partially boarded loft provides additional storage space. A remote-controlled air-conditioning unit helps you to adjust the temperature in this space with ease.

EN-SUITE



A tasteful wet-room-style ensuite with electric underfloor heating featuring fully tiled floors and walls for a sleek, modern look. It includes a luxurious rainfall and handheld power shower, a low-flush toilet, and a floating hand wash basin. To complete this room there are ceiling spotlights, a chrome towel rail, an extractor fan and a UPVC window with a tiled sill which allows natural light to flood the space.

BEDROOM TWO 4.2 x 3.2m (13'7 x 10'4)



A spacious double bedroom featuring a fitted wardrobe with sliding doors for efficient storage and a UPVC window. A remote-controlled air-conditioning unit allows you to effortlessly adjust the temperature, ensuring comfort throughout

the year.

BEDROOM THREE 3.8 x 3.2m (12'7 x 10'7)



A charming double bedroom with an exposed ceiling beam, adding character to the space. It includes a fitted wardrobe with sliding doors for ample storage and a UPVC window offering far-reaching views. A remote-controlled air-conditioning unit ensures you can easily adjust the temperature for optimal comfort.

BATHROOM



A luxurious four-piece suite featuring a spa bathtub, a glass shower cubicle with a handheld power shower, a low-flush toilet, and a vanity sink unit. The space finished with tiled floors and walls,

adding to the sleek design. Sensor-activated ceiling spotlights provide convenient lighting, while an extractor fan ensures proper ventilation. A chrome towel radiator adds both functionality and style, and a UPVC window allows natural light to brighten the room.



EXTERNAL



A well-presented enclosed garden featuring two patio areas, one with a charming pergola, perfect for outdoor relaxation. The garden also includes a well-maintained lawn and a hot tub, creating an ideal space for leisure. The property benefits from a shared access driveway leading to two private driveways, one equipped with an electric car charging point, offering ample space for multiple

vehicles. Additionally, there are outdoor taps at both the front and back of the property for convenience.





GARAGE 5.4 x 5.3m (17'10 x 17'4)

A spacious double garage featuring a remote-controlled up-and-over garage door, offering convenience and easy access. The generous size provides ample room for storage or vehicles.

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APPROX GROSS INTERNAL FLOOR AREA: 187 sq. m / 2008 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to constitute any contract or warranty. (c) Marsh & Marsh Properties

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