



- Completely Unique Three Double Bedroom Converted Barn
- Fully Open Plan Ground Floor Living Providing Wonderful Characted
- Beautiful Four Piece Family Bathroom
- Sweeping Driveway, Double Garage, 1.5 Acres

Nookwood Barn, Blackpool Road, Kirkham, PR4

Offers invited £450,000

COMPLETELY UNIQUE THREE DOUBLE BEDROOM CONVERTED BARN CLOSE TO RIBBY HALL VILLAGE SET WITHIN APPROXIMATELY 1.5 ACRES WITH THE POTENTIAL TO FURTHER EXTEND THE CURRENT BARN - FULLY OPEN PLAN GROUND FLOOR LIVING - SWEEPING DRIVEWAY AND DOUBLE GARAGE - VIEWING HIGHLY RECOMMENDED TO APPRECIATE WHATS ON OFFER - CALL ROMAN JAMES ESTATES ON 01253 978888 TO VIEW.



Property Description

GROUND FLOOR

LOUNGE

17' 1" x 13' 9" (5.22m x 4.21m) Fitted carpet, feature log burner, radiator.

DINING ROOM

17' 1" x 14' 3" (5.22m x 4.36m) Staircase leading to first floor. Open from kitchen and open to main lounge area. Wooden flooring, radiator.

KITCHEN

27' 4" x 8' 0" (8.34m x 2.44m) Bespoke kitchen fitted with a quality range of both base and eye level units with complimentary worktop space over. Double oven, hob. Sink and drainer. Under counter fridge. Wooden flooring. Double glazed window to rear. Velux skylight.

GAMES ROOM

17' 1" x 15' 8" (5.22m x 4.79m) The potential to convert to whatever fits your needs. Ideally lending itself to creating a spacious family room.

FIRST FLOOR

BEDROOM ONE

12' 5" x 10' 3" (3.81m x 3.13m) Wooden flooring, radiator, uPVC double glazed window to front and side.

BEDROOM TWO

13' 10" x 9' 3" (4.23m x 2.82m) Fitted carpet, fitted wardrobes with hanging space, radiator, double glazed velux window.

BEDROOM THREE

14' 0" x 9' 7" (4.29m x 2.93m) Wooden flooring, radiator, uPVC double glazed window to front.





BATHROOM

13' 5" x 6' 5" (4.09m x 1.97m) Stunning four piece modern family bathroom with a walk in shower cubicle, separate bath, wash hand basin and low level WC. Tiled elevations. Cleverly appointed storage shelving using the recess. Frosted uPVC double glazed window to rear.

EXTERNAL

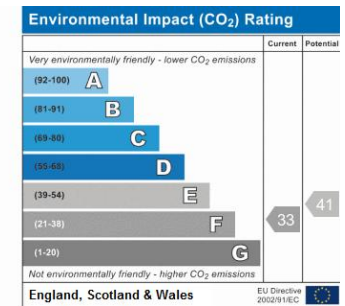
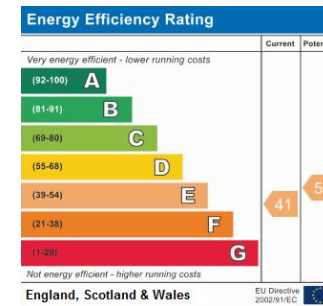
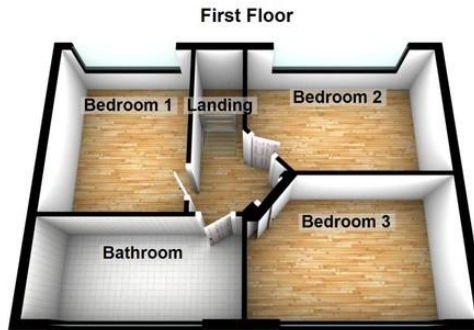
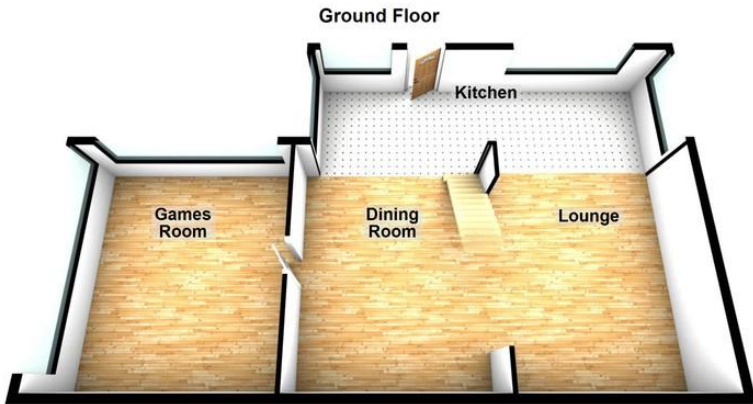
Set within 1.5 acres of privacy, this property is a magnificent family home and has all the potential to extend further for extra space. Predominantly laid to lawn but with mature plants and shrubs. Vegetable patch to the front. Timber log store, chicken coop, double width shed with internal power and lighting. Double metal gates to the front providing privacy to the sweeping driveway.



DOUBLE GARAGE

Double Garage with an up and over door to front and internal power and lighting.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements