

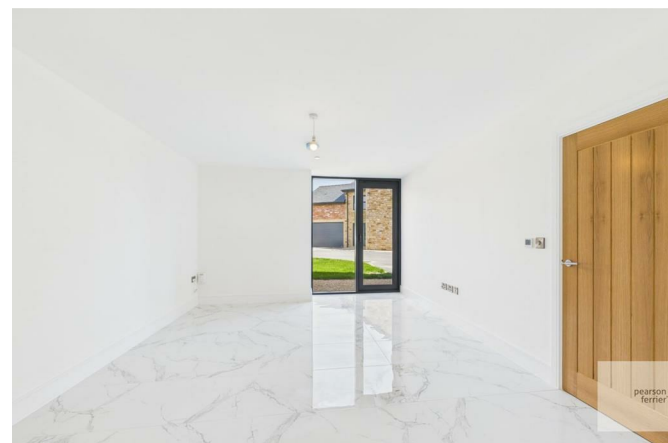
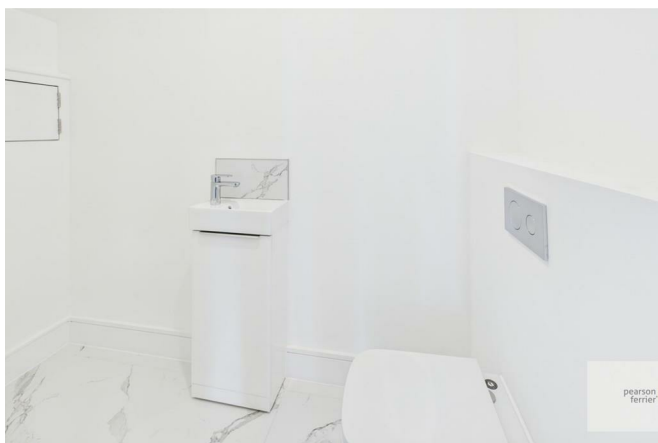
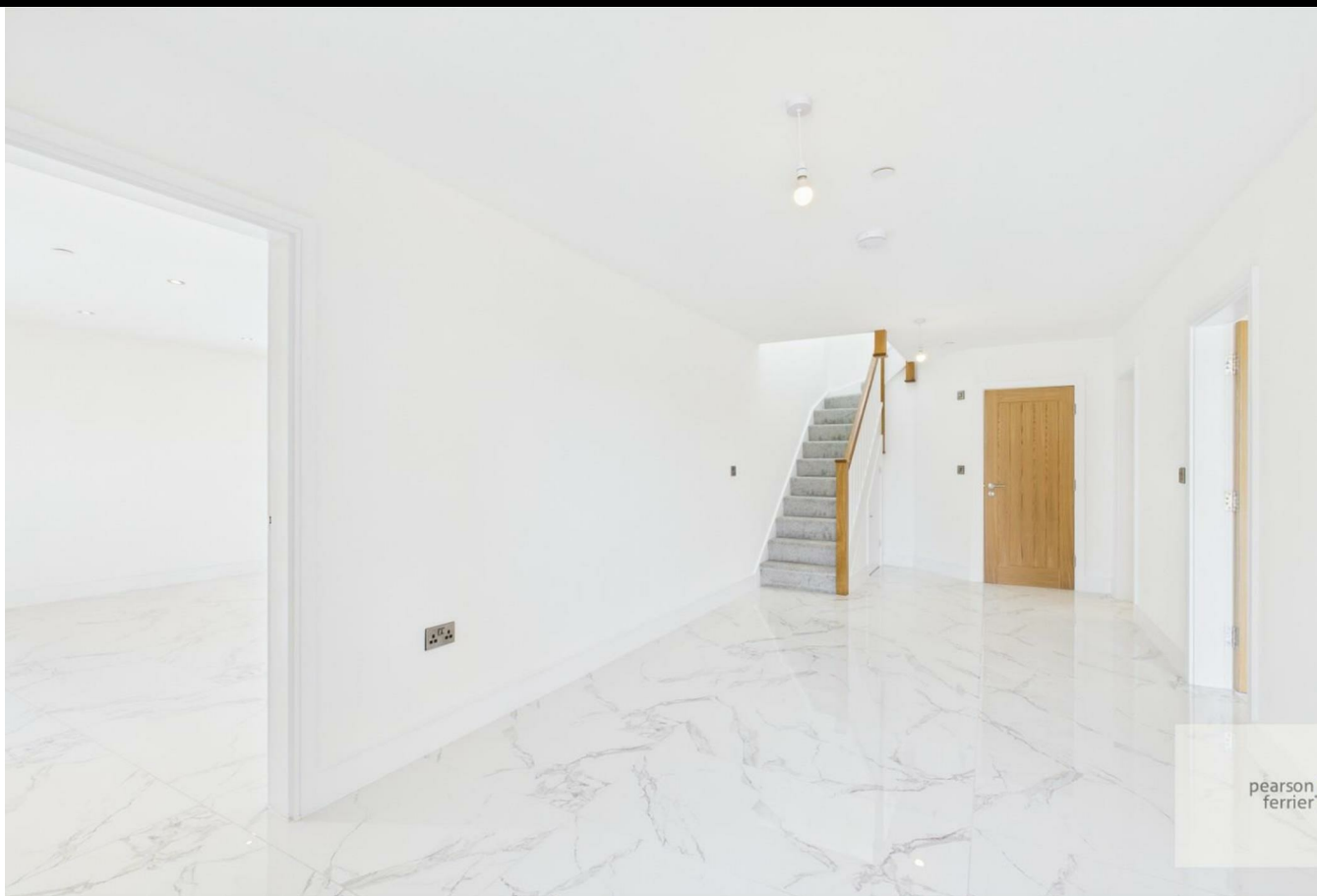



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**The Dairy, Bast House Farm, Manchester Road
Walmersley
£595,000**

BAST HOUSE FARM

The Dairy, is a stunning 4 bedroom contemporary property, forming part of this newly developed site, located in this secluded setting converted from farm, barn and dairy properties. The house has a stunning and stylish contemporary interior and is nestled in the heart of this beautiful development surrounded by neighbouring farmland. The house is offered for sale with no onward chain, is warmed by gas fired underfloor central heating and is double glazed. Located directly off Manchester Road, the house is within easy reach of the motorway network and a short drive into Ramsbottom and Bury town centres. The accommodation briefly comprises; ground floor fully tiled spacious entrance hall with guests wc/cloaks, living room, study, stylish dining kitchen, utility room, first floor landing area with exposed roof truss, main bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside to the front there is a parking forecourt and to the side an enclosed south westerly facing lawned garden and stone flagged patio. Freehold Property/Annual Management fee c. £1000pa/Council Tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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Floor 0



Floor 1

Approximate total area⁽¹⁾
187.2 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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