



PLEASANT VIEW FARM HELMSHORE ROAD  
Holcombe, BL8 4PQ  
Offers Around £700,000



# PLEASANT VIEW FARM HELMSHORE ROAD

## Property at a glance

- substantial detached farmhouse
- three bedrooms
- requires comprehensive scheme of refurbishment
- no onward chain
- elevated rural setting
- stunning countryside views

Pleasant View Farm, Holcombe is a substantial detached, three bedroom farmhouse located in this idyllic and elevated rural setting, with panoramic views over surrounding countryside. The property is offered for sale with no onward chain but buyers must be aware the house requires a comprehensive scheme of refurbishment. The house is connected to mains gas and water and has a shared septic tank. The house forms part of this superb new development of properties and will be subject to a monthly service charge to cover the costs of the shared liabilities prices TBC. The accommodation briefly comprises; entrance porch, inner hallway with stairs to the first floor, living room with multi fuel stove, farmhouse kitchen with range of base units in oak style finish, built in hob, oven and dishwasher, Esse solid fuel stove, rear hall and access into the cellar, first floor, large landing area, three bedrooms and bathroom. Outside the grounds will be marked off and a plan provided showing the extent of gardens and parking area. Freehold Property/Council Tax Band

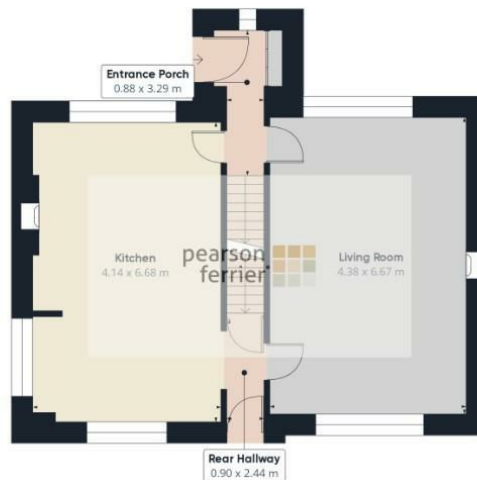






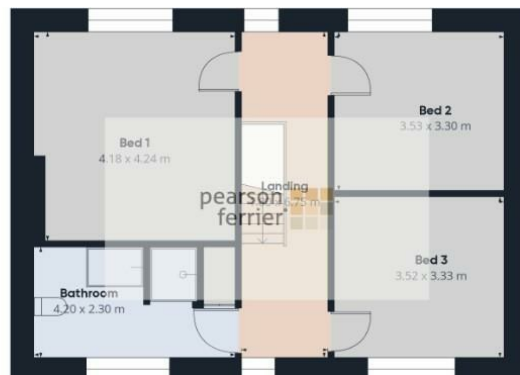


Floor -1



Floor 0

Approximate total area<sup>(1)</sup>  
148.32 m<sup>2</sup>



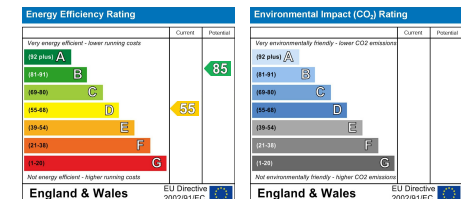
Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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