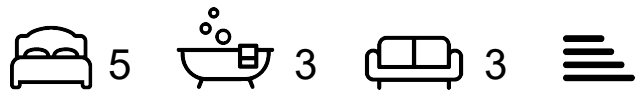




Elbut Lane

Bury, BL9 7TU

£1,700



DETACHED STONE BUILT FARMHOUSE

It is rare that a property such as Higher Elbut Farm comes to the rental market and should offer great appeal to prospective tenants looking for a quality home. The detached farmhouse offers substantial accommodation. The property briefly comprising main lounge, dining room, conservatory, master kitchen, utility room, second kitchen, breakfast room, ground floor bedroom, first floor lounge with mezzanine above, which is currently used as bedroom, three further bedrooms on the first floor, three excellent bathrooms, large landing space and a converted attic space used for storage. The farmhouse has an array of traditional features including exposed beams, timber trusses and Aga to name but a few. The property heated by as gas fired central heating and also has solid fuel stoves to add to its cosy feel.

The property is a single dwelling and will appeal to many as such, but its layout with multiple reception rooms, two kitchens and a natural divide in the accommodation could appeal to a multi-generational family looking to share a home for example younger families with parents.

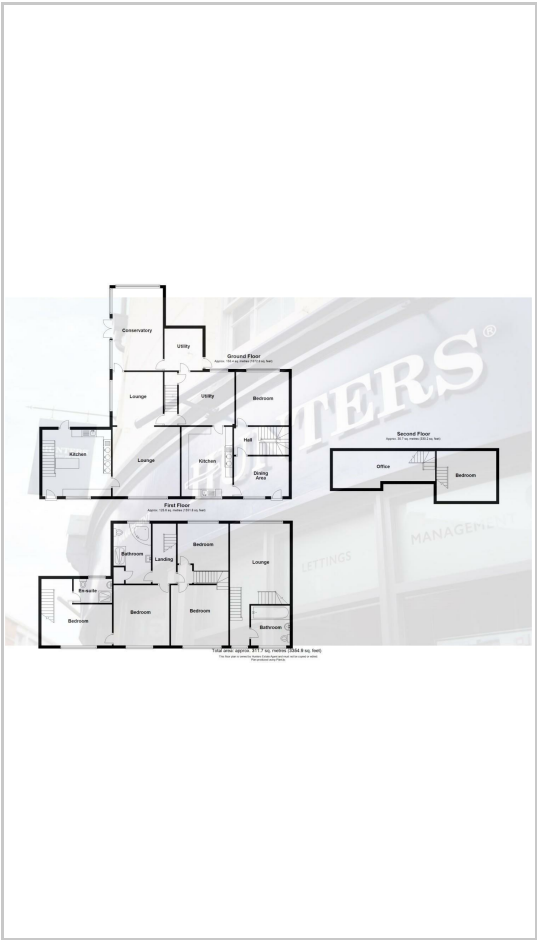
Outside the property has generous gardens with lawned areas, patio seating areas and pleasant surrounding aspects. A stone cobbled courtyard to the front provides off road parking space for 3 vehicles.



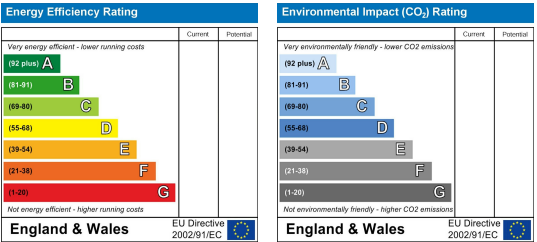
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.