

## Property Particulars

### **The Granary, White Hall Farm, Treales Village, Treales.**



- **Stunning Barn Conversion Dating Back to 1800's**
- **Arranged Over Three Floors**
- **Two Spacious Reception Rooms**
- **Cloaks WC & Utility**
- **Lots of Character**
- **Four Bedrooms**
- **Dining Kitchen**
- **Bathroom & En Suite**

**£495,000**

A fabulous opportunity to purchase a stunning character barn conversion on a select development, of courtyard set homes, being originally White Hall Farm, dating back to the 1800's. This gorgeous brick built home offers many original features, spacious rooms and a quality finish throughout. The property is arranged over three floors and has four bedrooms, two reception rooms, spacious breakfast kitchen. utility room and cloaks, main bathroom and two en suites. There is a cobbled set driveway and a garage with power and water supply.

The paddock gardens, circa 0.5 acre area, sits at the end of the courtyard lane and has a lovely summer house. The front gardens have paved area, providing additional parking if required and there are flower bed borders and farm gate access. The property is set in the stunning Lancashire village of Treales with it's breath taking country lanes approaching and tranquil countryside surroundings. Great main road and motorway connectivity.

**Entrance Hall -**

With a uPVC double glazed door from the cobbled set driveway, tiled flooring, ceiling lights, stairs to first floor and doors off.

**Cloaks W.C. Utility -**

With a floor standing oil fired central heating boiler, low suite W.C. wash hand basin, plumbed for washer and uPVC double glazed window to the front.



**Lounge -**

A lovely room with uPVC double glazed windows set in deep sills, showing the thick walls and slate window sills, wooden flooring, exposed roof timbers, brick built fire place, cast iron log burner, radiator and ceiling light, open to dining room.



**Dining Room -**

With uPVC double glazed French doors looking out and opening onto the beautiful front garden, side uPVC double glazed window, ceiling light, wooden flooring and radiator.



**Kitchen/Breakfast Room -**

With a stylish range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, plumbed for washer/dishwasher, housing for fridge freezer as well as a space for further white goods, Rangemaster electric cooking range and matching extractor hood, tiled flooring, uPVC double glazed deep sill windows to side and front.



**First Floor Landing -**

With a second floor staircase and spindled balustrade, ceiling light, loft access and doors off.

**Bedroom One -**

With two uPVC double glazed windows to the front, built in wardrobes, cupboard housing heating system, radiator and door to en-suite.

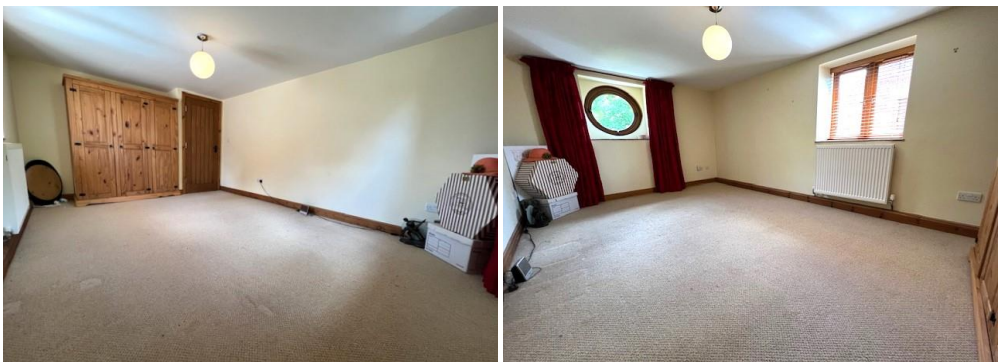


**En-suite -**

With a three piece suite comprising low suite W.C. a Laufen pedestal wash hand basin, quadrant shower compartment with shower.

**Bedroom Two -**

With a circular uPVC double glazed window and further uPVC double glazed window, ceiling light and radiator.



**Bedroom Three -**

With a uPVC double glazed circular window and second uPVC double glazed window, radiator and ceiling light.

### Family Bathroom -

With a three piece suite comprising panelled bath, Laufen wash hand basin and low suite W.C.



### Second Floor -

With a dressing area approach with light and hanging rails and door to ensuite.

### Bedroom Four -

With stunning exposed roof timbers, trusses and purlins, two uPVC double glazed windows to the front, radiator and eaves storage.



### En-suite -

With a four piece suite comprising shower compartment, bidet, wash hand basin set in a vanity unit and W.C.

### Outside -

At the entrance to the property there is a cobbled set driveway for parking.

### Front garden -

To the front of the property there is a beautiful enclosed garden with paved patio areas, flowerbeds and borders and barn gate providing further vehicular access if required.



### Courtyard -

A great setting for a breathtaking selection of homes, this tarmacadam private road leads to the furthest part of the courtyard where there is additional parking for friends and family, from here there is "on foot" access to the paddock garden.

**Paddock Garden -**

A great get away area being laid to lawn with trees, shrubs, gated and enclosed and a fabulous summer house.



**Garage -**

With an up and over door, power and water supply.

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**