



 **3**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**

Offers in the region of £625,000  
The Smithy, Royds Green Farm, Oulton



The Smithy is a truly stunning three bedroom barn conversion located in Oulton.

To be sold with no onward chain!

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

The Smithy, a truly breathtaking three-bedroom barn conversion nestled within the highly sought-after location of Oulton. This exclusive residence presents a unique and rare opportunity that discerning homeowners won't want to overlook.

Immerse yourself in the charm of vaulted ceilings and oak trusses, seamlessly weaving through the kitchen, living area, and bedrooms. The thoughtfully designed internal layout includes an inviting entrance hallway, an expansive open-plan living space featuring a high-quality fitted kitchen, and garden room area boasting a stunning glass roof, flooding the room with an abundance of natural light.

The Smithy comprises three generously sized double bedrooms, two of which boast en-suite shower rooms for added convenience. A modern family bathroom provides a touch of luxury, completing the accommodation. Enjoy the comforts of underfloor heating and hardwood double glazed windows throughout this superb property.

Externally, The Smithy offers picturesque views of open fields. The front welcomes you with a charming courtyard area and allocated parking spaces, while the rear unfolds into a sprawling lawned garden and a delightful patio area – perfect for entertaining or simply basking in the beauty of the surroundings.

An additional allure of The Smithy is its proximity to Oulton Academy, making it an ideal haven for growing families. For those who daily commute, the convenience of the National Motorway Network within easy reach further enhances the appeal of this remarkable home.

Don't miss your chance to call The Smithy home. Contact Tudor Sales & Lettings today at 0113 282 3056 for more information or to schedule an exclusive viewing.

**Kitchen** 16' 5" x 13' 7" (5.00m x 4.14m)

Fitted with a range of high quality wall and base units. Island. Granite worksurfaces and upstands. Sink and tap. Range style cooker with extractor hood over and tiled splashback. Other integral appliances include a dishwasher and microwave. Space for fridge freezer. Two sash windows. Laminated flooring.

**Living Area** 20' 4" x 7' 8" (6.20m x 2.34m)

Spacious living area with two sash windows. Laminated flooring. Provisions for wall mounted tv.

**Garden Room** 11' 9" x 11' 6" (3.58m x 3.51m)

Glass ceiling. Double doors open to the delightful rear garden. Feature wall lights.

**Bedroom 1** 12' 8" x 11' 7" (3.86m x 3.53m)

Fitted wardrobes. Sash window. Valued ceiling with oak truss.

**En-suite 1** 8' 3" x 6' 7" (2.51m x 2.01m)

Tiled flooring and part tiled walls. Walk in shower. Floating sink with mirror over. WC. Heated towel rail.

**Bedroom 2** 13' 4" x 13' 4" (4.06m x 4.06m)

Sash window. Valued ceiling with oak truss.

**En-suite 2** 8' 3" x 6' 7" (2.51m x 2.01m)

Tiled flooring and part tiled walls. Walk in shower. Floating sink with mirror over. WC. Heated towel rail.

**Bedroom 3** 13' 4" x 10' 9" (4.06m x 3.28m)

Double bedroom with sash window.

**Bathroom** 9' 8" x 7' 6" (2.95m x 2.29m)

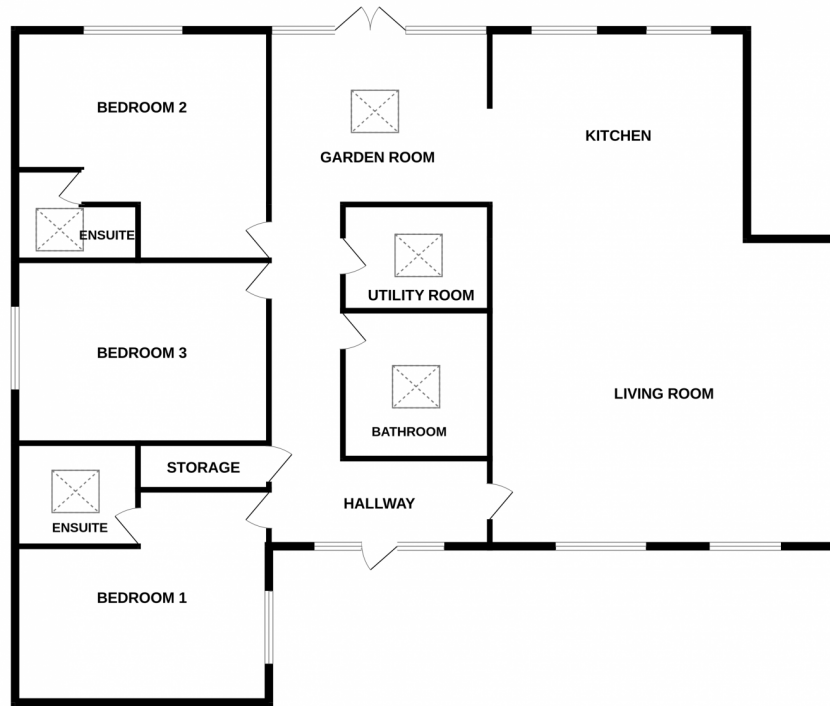
Luxurious bathroom with a bath, floating wash basin and a wc. Tiled flooring. Tiled shower cubicle. Heated towel rail.

**Utility Room** 7' 6" x 5' 1" (2.29m x 1.55m)

Wall and base units. Granite worktops and upstands. Sink and tap. Laminated flooring.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Royds Green Farm, Oulton

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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