



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Roman Road, Eccleshill, BB3 3PJ

Offers Over £550,000

A SPACIOUS FIVE BEDROOM DETACHED BARN CONVERSION

Nestled on Roman Road in the charming area of Eccleshill, Darwen, this substantial five double bedroom detached barn conversion offers a unique blend of traditional character and modern elegance. With three generous reception rooms, this home provides ample space for both relaxation and entertaining, making it ideal for a growing family.

One of the standout features of this property is the luxurious indoor swimming pool, perfect for year-round enjoyment and leisure. The spacious living accommodation is complemented by two well-appointed bathrooms, ensuring comfort and convenience for all family members.

Set within extensive gardens, the property boasts off-road parking, providing ease and security for multiple vehicles. Additionally, there is an option to acquire an additional paddock through separate negotiation, which could be perfect for those with equestrian interests or simply seeking more outdoor space.

The location is particularly appealing, offering easy access to commuter routes along the M65, while being surrounded by the picturesque rolling countryside. This setting not only provides a tranquil lifestyle but also ensures that essential amenities and transport links are within reach.

Roman Road, Eccleshill, BB3 3PJ

Offers Over £550,000

 5  2  3  C

- Outstanding Barn Conversion
 - Bursting with Character and Charm
 - Ample Off Road Parking
 - EPC Rating C
- Five Bedrooms
 - Additional Indoor Swimming Pool
 - Tenure Freehold
- Two Bathrooms
 - Beautiful Countryside Surroundings
 - Council Tax Band G

Ground Floor

Entrance Hall

28'3 x 9'3 (8.61m x 2.82m)
Hardwood double glazed front door and windows, spotlights, tiled flooring, doors leading to garage, three reception rooms, pool, WC, understairs storage and curved stairs to first floor.

Garage

18'4 x 17'0 (5.59m x 5.18m)
Hardwood double glazed window, door to utility, hardwood double glazed door to external and two roller shutter garage doors.

Reception Room Two

16'11 x 13'0 (5.16m x 3.96m)
Hardwood double glazed barn window, two Velux windows, vaulted ceiling, exposed beams, two feature wall lights, tiled flooring and open to kitchen.

Kitchen

13'3 x 9'8 (4.04m x 2.95m)
Three hardwood double glazed windows, range of panelled wall and base units with laminate work surfaces, integrated high rise double oven, four ring electric hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, smoke detector, tiled flooring and door to utility.

Utility

9'7 x 6'5 (2.92m x 1.96m)
Hardwood double glazed window, plumbing for washing machine, Belfast sink with mixer tap, partially tiled elevations and tiled flooring.

Reception Room Three

12'6 x 10'7 (3.81m x 3.23m)
Hardwood double glazed window and tiled flooring.

Reception Room One

24'5 x 17'0 (7.44m x 5.18m)
Two hardwood double glazed windows, smoke detector, tiled flooring and hardwood double glazed windows and French doors to rear.

WC

4'9 x 4'6 (1.45m x 1.37m)
Dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations and tiled flooring.

Pool

34'4 x 16'6 (10.46m x 5.03m)
Three hardwood double glazed windows, wood cladding to ceiling, spotlights, partially tiled elevations, tiled flooring and hardwood doors to front and boiler room.

First Floor

Landing

Four Velux windows, galleried landing, exposed beams, wood effect flooring, doors leading to five bedrooms, family bathroom and airing cupboard.

Bedroom One

18'6 x 17'2 (5.64m x 5.23m)
Hardwood double glazed window, vaulted ceiling, exposed beams, doors leading to walk-in wardrobe, en suite and hardwood double glazed French doors to balcony.

Walk-in Wardrobe

8'8 x 5'4 (2.64m x 1.63m)
Velux window, exposed beams, fitted wardrobes and wood effect flooring.

En Suite

13'1 x 5'6 (3.99m x 1.68m)
Velux window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap and rinse head, multi-jet direct feed shower with rinse head, exposed beams, partially tiled elevations and wood effect flooring.

Bedroom Two

12'2 x 10'9 (3.71m x 3.28m)
Hardwood double glazed window, exposed beams and wood effect flooring.

Bedroom Three

12'7 x 9'4 (3.84m x 2.84m)
Hardwood double glazed window, exposed beams and wood effect flooring.

Bedroom Four

15'9 x 9'2 (4.80m x 2.79m)
Hardwood double glazed window, exposed beams and wood effect flooring.

Bedroom Five

12'5 x 9'1 (3.78m x 2.77m)
Hardwood double glazed window, exposed beams and wood effect flooring.

Bathroom

9'6 x 9'4 (2.90m x 2.84m)
Velux window, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed multi-jet shower with rinse head, partially tiled elevations, exposed beams and vinyl flooring.

External

Rear

Laid to lawn garden with paved patio and shed.

Front

Gated off road parking.



Tel: 01254916276

www.keenans-estateagents.co.uk