



Higher Red Lee Barn, off Bolton Road, Abbey Village PR6
£1,000,000

athertons
property & land



A fabulous stone-built, part converted barn that has had significant conversion works already done to it creating a 4 bedroom detached residence with the finishing touches to be left to the prospective buyer. Included in the sale is approximately 35 acres of good grassland with great potential for any hobby farmer or equestrian use.

The Barn has been lovingly restored by its current owner creating a 4 bedroom detached residence that will extend to around 3100 sq ft, briefly comprising on the Ground Floor; Entrance Hall with Cloakroom and WC, Kitchen /Diner, Lounge, Dining Room, Double Bedroom with En-Suite. To the First Floor there is a spacious Mezzanine Landing, large Master Bedroom with En-Suite, Double Bedroom, Single Bedroom and Family Bathroom.

Set overlooking open fields, woodland and a very pretty brook, the property is reached via a long tarmac track from Abbey Village centre. It forms a small hamlet of four residences and the 35 acres of land can be reached from the front garden of the Barn.

The setting is sure to appeal to those who enjoy the peace and quiet of the countryside, and yet still want the convenience of being able to access nearby Preston, Bolton, Chorley and Blackburn in around a 15-20 minute drive, incorporating the superb surrounding local countryside. For those buyers who enjoy the outdoors, the local area offers up a myriad of footpaths through fields and local woodland from which to enjoy this beautiful semi rural setting.

This beautiful barn conversion set in glorious open countryside is now ready for someone to put in the finishing touches and create their forever dream home.

Services

Mains Electric and Water, Drainage to Water Treatment Plant.

Tenure

We understand from the owners to be Freehold

Council Tax

Band G

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

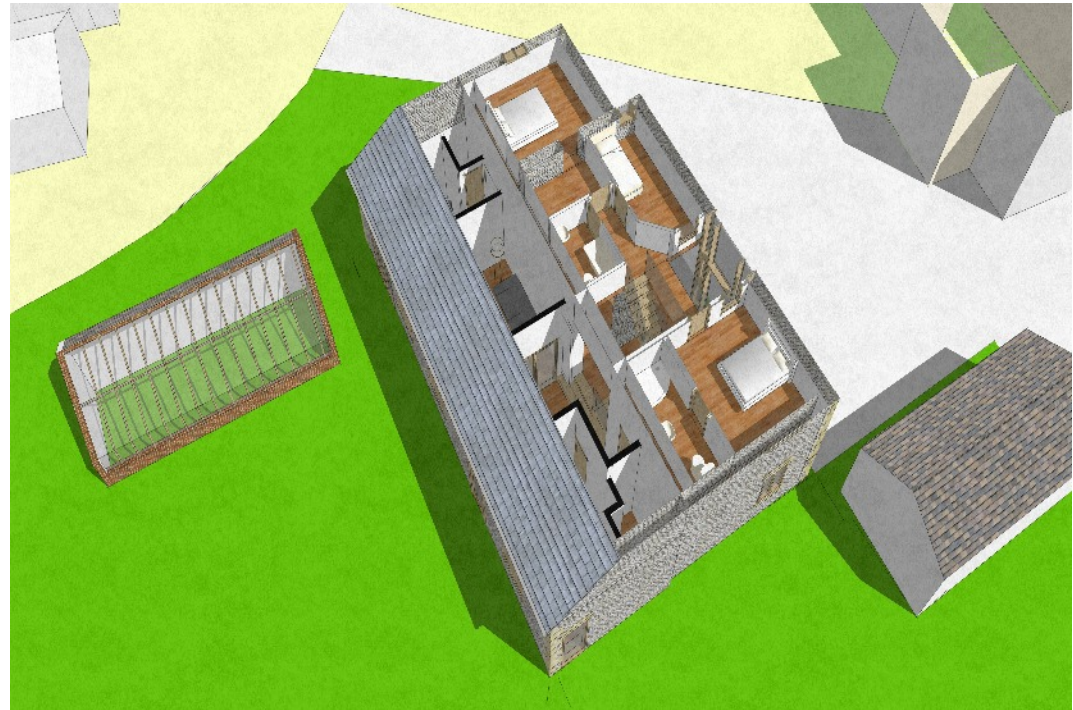
Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





Ground Floor



First Floor







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