

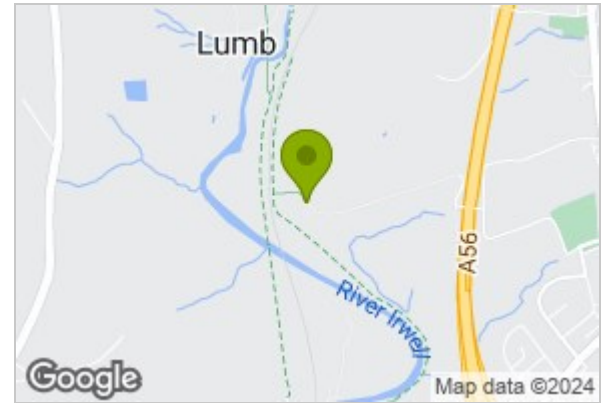


Swallows Barn Market Street, Bury, BL0 0QJ
Guide Price £1,500,000

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A truly unique opportunity to acquire a substantial, architecturally designed barn conversion along with approximately 12 acres of mixed grassland and woodland bordering the River Irwell and steam train locomotive line. This beautiful family home was created in 2012 to an exceptionally high specification boasting a contemporary finish, whilst still retaining many traditional features. There are open views of stunning countryside making this the perfect private retreat at the end of a secluded farm track, yet amenities and the motorway network can be reached in less than 5 minutes.

The accommodation has been thoughtfully and stylishly designed throughout boasting Mandarin Stone flag floor coverings, under floor heating, bespoke made kitchen with range of Neff appliances and granite worktops, walk-in pantry, exposed stone walls, stylish bathrooms with Grohe bathroom suites, annexed living accommodation with separate entrance hall and kitchen, mezzanine walkways and much more. Externally the property is set in approximately 12 acres of good grassland, woodland areas, 2 stable buildings suiting the land for equestrian use or livestock, planning permission for large agricultural building and much more to be discovered.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
76	82		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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