



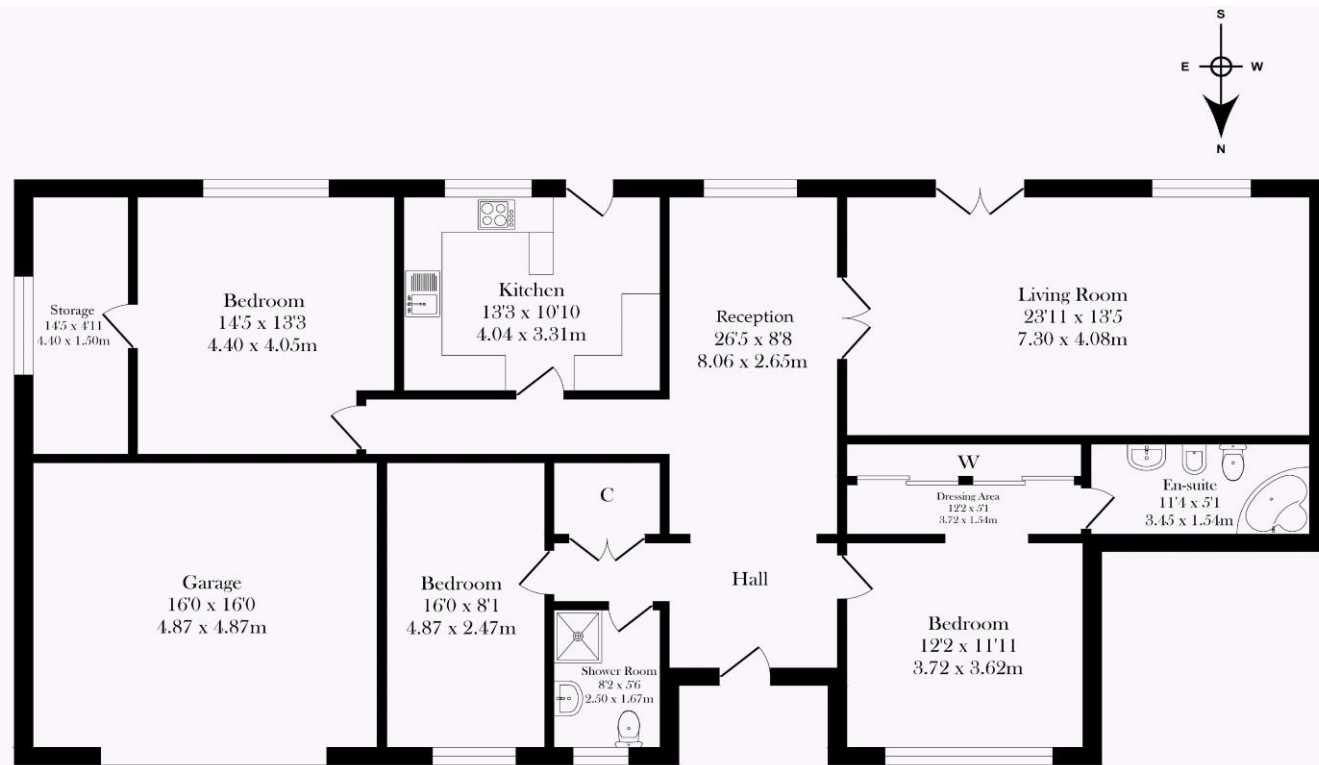
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Estates



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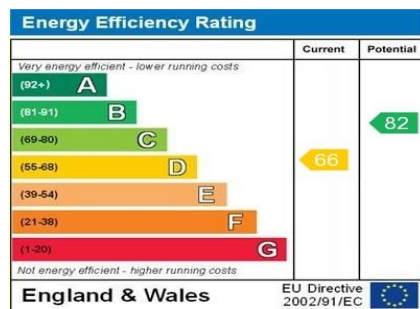
Estates



Approx. Floor Area 172.6 Sq.M (1858 Sq.Ft.)

Total Approx. Floor Area 172.6 Sq.M. (1858 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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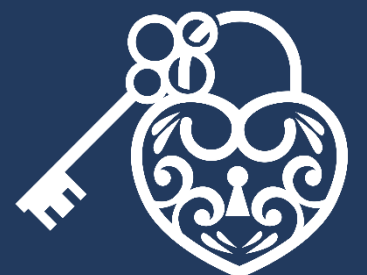
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Asking Price: £525,000

Walthew Green, Roby Mill

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Located in the tiny hamlet of Walthew Green, adjacent to the Roby Mill conservation area, this sensitive conversion of the farm's stone Barn is a rare property to come to the open market. This impressive home has been tastefully adapted and has been both a much loved family and retirement home for many years. The accommodation currently extends to approximately 1858 sq. ft but has potential to further extend into the roof space (subject to any necessary consents) to expand views across the surrounding countryside or to extend the size of the home, although it does already have a lovely spacious feel with its current layout. Set along a quiet country lane, with beautiful views over open countryside to the front of the home and a private rear garden and positioned within a handful of stone-built homes, 'The Barn' is a lovely example of a quite unique forever home.

The accommodation briefly comprises an open and spacious entrance reception hallway, with two steps leading up to a welcoming multi-functional space overlooking the rear garden, with access to the kitchen, dining area and lounge. The lounge overlooks the walled courtyard to the rear, and the room extends to an impressive 23'11" and features double windows and doors leading directly out to the garden and centred around an exposed stone fireplace including a living flame gas fire. The kitchen is fitted with a range of wall and base units in a traditional Shaker style and including a Range cooker with overhead extractor hood, a traditional Belfast sink, integrated fridge freezer and dishwasher all complemented by wooden worksurfaces. There is an additional reception room which provides access to a large walk-in storeroom however this room could easily be used as a further bedroom if needed. The bungalow features two further bedrooms, with the spacious master featuring a dressing area and large en-suite bathroom. There are fitted wardrobes in both the bedroom and the dressing areas and the en-suite comprises a corner bath/shower, w.c, bidet and wall hung basin. The room is finished with complementary tiling. The second bedroom is adjacent to a shower room.

Externally, the home offers a convenient drive in/drive out driveway set behind a stone wall and leading to the large integral garage complete with electric door. There is also loft access from the garage to the loft space. There is additional driveway parking to the side of the home and pedestrian access to the enclosed walled rear courtyard garden. The garden has been paved with stone for easy maintenance with a short flight of stone steps to a lawned area with a stone feature and planted beds. The garden is south-facing, private and secure and features a stone-built store for garden storage. Roby Mill is a traditional village set mid-way between the slightly larger villages of Appley Bridge and the historic Up Holland. Appley Bridge offers a railway station, canal side walks and easy motorway access and Up Holland offers an array of small independent shops and a pretty historic centre as well as access to motorways heading north, south, east, and west. Both offer a range of schools and facilities.

Viewings of this quite unique home, which can also be offered with no onward chain, are now welcomed.





