



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**For Sale by Private
Treaty**

**Lane Ends Barn
Combs, High Peak
Sk23 9UT**

- 3 Bed Barn Conversion
- 4 Bathrooms
- 1 Bed Annex
- Large Garage
- 5 Bay Storage Building

**Guide Price
£750,000**



Situation

Lane Ends Barn offers a unique opportunity to acquire a three-bedroom stone and tile barn conversion with a separate one-bedroom residential annexe. The property has ample storage with a five bay storage building and one bay stone garage. The property is in the picturesque village of Combs within the Peak District National Park.

Directions

From the centre of Buxton, take the A5004 Long Hill and follow the road through Fernilee. After Grill 13, turn right on to B5470 and proceed on to Manchester Road. Turn right after The Hanging Gate onto Combs Road. Follow Combs Road into Combs village and turn right by the Beehive Pub, the property is on your left after 50 yards as indicated by our 'For Sale Boards'

What 3 Words: ///petrified.allows.collides



Ground Floor Accommodation Comprises:

Cloak Room 5'5" x 2'8" (1.67 x 0.83)

With tiled floor, access to the hallway.

Hallway 11'6" x 8'9" (3.53 x 2.67)

With wooden floor and stairs off.

Living Room 17'6" x 15'2" (5.34 x 4.64)

Having a wooden floor, fireplace with stone surround, double glazed window.

W.C

With wash hand basin, low level lavatory, wooden floor.

Kitchen 17'10" x 12'5" (5.44 x 3.79)

The kitchen has a wooden floor, electric AGA, window, sink, electric cooker, base and wall cupboards, access to office and pantry.

Office 10'5" x 9'3" (3.20 x 2.82)

With wooden floor, window and radiator.

Pantry/Utility – 2.15m x 2.32m (7'0" x 9'3")

Base and wall units with tiled walls, sink unit , washing machine, and access to boot room.

Boot Room 21'5" x 5'5" (6.54 x 1.67)

With slab flooring and windows. Stairs to the First Floor Landing With wooden floor.



First Floor Accommodation Comprises:

Bedroom One 15'11" x 15'8" (4.87 x 4.8) With wooden floor, skylight windows, vaulted ceiling, radiator, access to the en-suite.

En-Suite 5'10" x 7'10" (1.80 x 2.40)

With tiled floor and walls, bath, shower, low level lavatory and wash hand basin.

Bedroom Two 11'5" x 8'7" (3.50 x 2.64)

With wooden floor, radiator and windows.

Bedroom Three 11'6' x 12'5' (3.55 x 3.81) With wooden floor, window, radiator and access to en-suite.

En-Suite 5'5" x 7'3" (1.66 x 2.22)

With tiled floor, shower, low level lavatory and wash hand basin.

Bathroom 5'5" x 7'7" (1.66 x 2.33)

The bathroom offers a tiled floor, low level lavatory, wash hand basin, bath and shower.



ANNEX

Of stone and slate construction.

Kitchen Diner 16'4" x 15'7" (4.99 x 4.76)

The dining kitchen offers a wooden floor, ESSE wood fired burner, window and radiator. There is also a range of base and wall cupboards, double sink, farmhouse style sideboard.

Bedroom 9'6" x 11'6" (2.92 x 3.53)

With wooden flooring, radiator and window.

En-Suite 5'9" x 7'4" (1.77 x 2.26)

With tiled walls and floor, sky light windows, low level lavatory and wash hand basin.

Storage Room 5'10" x 3'7" (1.80 x 1.11)

With access to Worcester Bosch boiler and shelving.



Garage 19'5" x 14'7" (5.92 x 4.45)

Of stone and tile construction, concrete floor, double doors and side access door, three windows, with floor and roof insulation.

Storage Shed 16'0" x 50'9" (4.9 x 15.47)

With concrete floor, block walls, cement fibre roof, five bays and sheeted doors.

Open Store 18'2" x 13'4" (5.54 x 4.08)

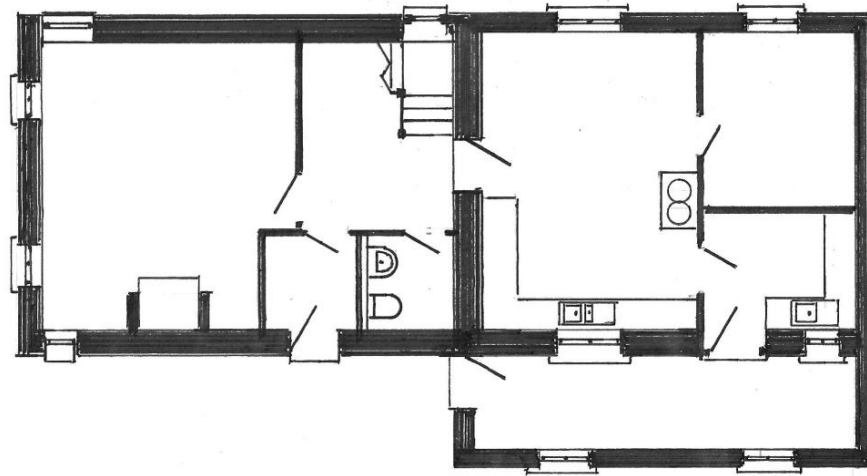
With concrete floor, slate roof and wooden trusses.

Services

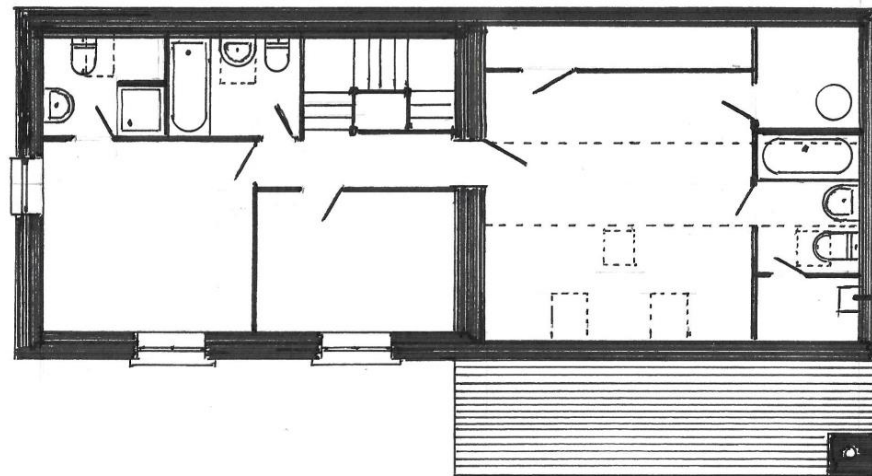
We understand that the property is connected to mains water, electricity and is gas fired from an LPG tank. Drianage is by private means.



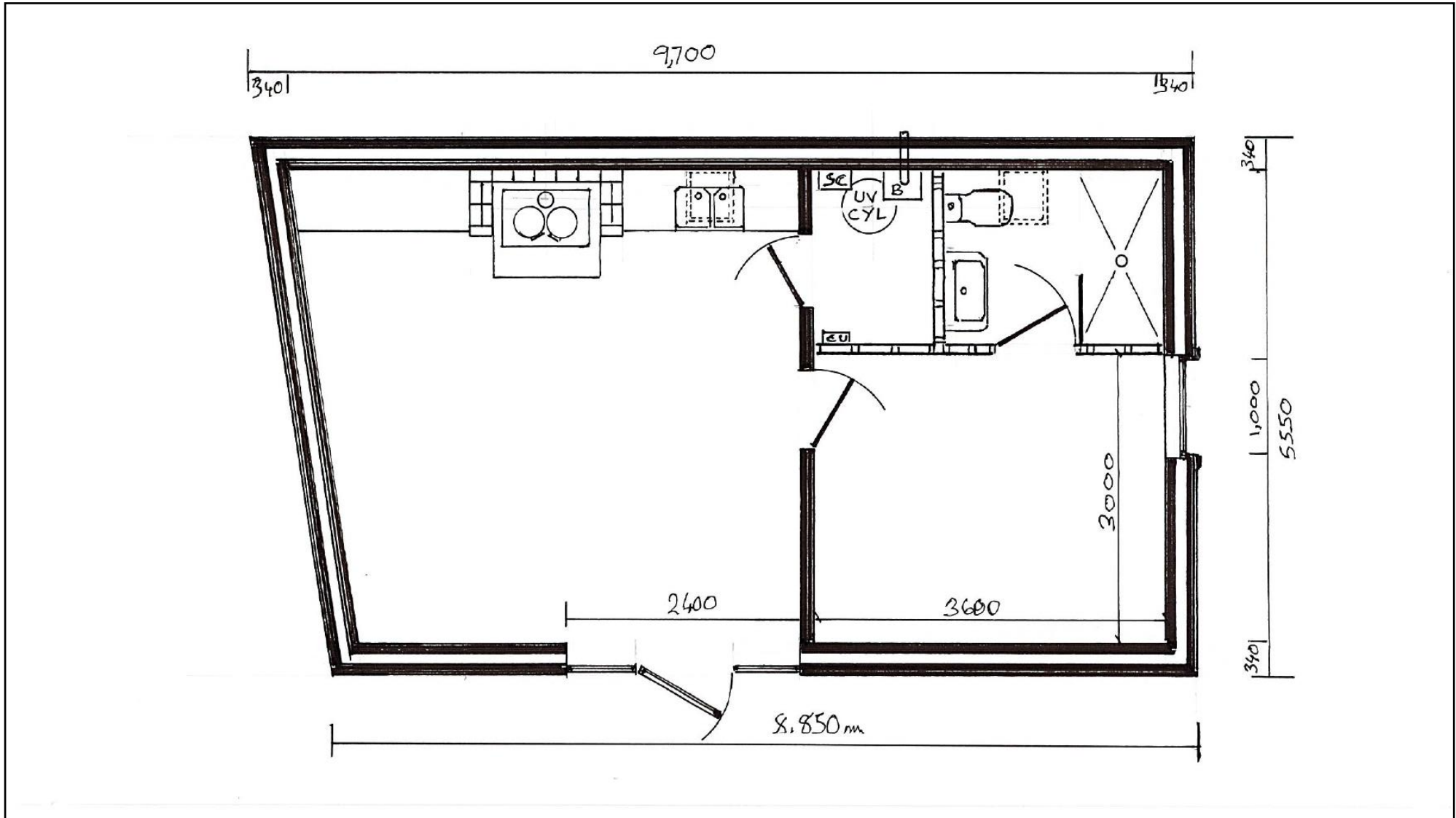
Ground Floor



First Floor



Annexe Floor Plan



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



VIEWINGS

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

LOCAL AUTHORITY

The local authorities are Peak District National Park District Council and High Peak Borough Council to whom all enquiries of a planning or other relevant matters should be addressed.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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