



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		

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Longsight Road, Langho, BB6 8AD

£485,000

AN IMMACULATE BARN CONVERSION FINISHED TO SHOW HOME STANDARD

Nestled on Longsight Road, this gorgeous barn conversion, built in 1850, offers a delightful blend of modern comfort and country chic aesthetics. Spanning an impressive 1,744 square feet, this immaculately maintained property has been lovingly renovated to a show home standard, making it an ideal choice for families seeking their dream home.

Upon entering, you are greeted by an inviting open-plan living and dining area, perfect for both entertaining guests and enjoying family time. The space is bathed in natural light, enhancing the warm and welcoming atmosphere. The house features three generously sized bedrooms, two of which benefit from ensuite facilities, ensuring privacy and convenience for family members or guests. Each bedroom is equipped with fitted storage solutions, crafted by GM Furniture, including bespoke wardrobes and clever alcove storage, allowing for a tidy and organised living environment.

The newly fitted bathroom suites throughout the home are nothing short of stunning, showcasing contemporary design and high-quality finishes. This attention to detail further elevates the overall appeal of the property.

Set in a semi-rural location, this home perfectly combines the tranquillity of countryside living with the convenience of nearby amenities. Whether you are looking to enjoy peaceful walks in nature or the vibrant community life, this property offers the best of both worlds.

Longsight Road, Langho, BB6 8AD

£485,000



- Exceptional Barn Conversion
 - Fully Renovated Throughout
 - Ample Off Road Parking and Two Storey Garage
 - EPC Rating C
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Three Bathrooms
 - Countryside Surroundings
 - Council Tax Band E

Ground Floor

Entrance Hall

14'7 x 9'8 (4.45m x 2.95m)

Composite double glazed door and windows, central heating radiator, smoke detector, spotlights, tiled flooring, bespoke downstairs storage, doors leading to WC, reception room one, open doorway to kitchen and stairs to first floor.

WC

5'5 x 4'10 (1.65m x 1.47m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, LED illuminated mirror, extractor fan, spotlights and wood effect flooring.

Kitchen

14'5 x 10'0 (4.39m x 3.05m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with quartz work surfaces, breakfast bar, range cooker with five ring electric hob, extractor hood, tiled splashback, stainless steel inset sink with high spout mixer tap and integrated draining ridges, integrated washing machine, integrated dishwasher, integrated fridge freezer, enclosed Baxi combi boiler, exposed beams, spotlights, smoke detector, plinth heater, plinth lighting and wood effect flooring.

Reception Room One

20'8 x 13'5 (6.30m x 4.09m)

Two central heating radiators, exposed beams, spotlights, television point, partial wood panelled elevations, fitted alcove storage, cast iron log burner with stone hearth and surround and open to reception room two.

Reception Room Two

12'10 x 7'8 (3.91m x 2.34m)

Velux window, central heating radiator, fitted storage, wood effect flooring and double glazed bi-folding doors to rear.

First Floor

Landing

13'5 x 6'3 (4.09m x 1.91m)

UPVC double glazed window, central heating radiator, spotlights, doors leading to two bedrooms, family bathroom and stairs to second floor.

Bedroom One

16'6 x 14'5 (5.03m x 4.39m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, fitted wardrobes and open to en suite.

En Suite

10'11 x 3'10 (3.33m x 1.17m)

Central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, LED illuminated mirror, extractor fan, spotlights, tiled elevations and tiled flooring.

Bedroom Three

13'7 x 9'7 (4.14m x 2.92m)

Two UPVC double glazed windows, central heating radiator, exposed beams and GM Fitted Furniture wardrobes.

Bathroom

12'7 x 6'9 (3.84m x 2.06m)

Central heated towel rail, dual flush WC, double vanity top wash basins with mixer taps, freestanding double bath with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations with recessed shelving, exposed beams, extractor fan, spotlights, LED illuminated mirrors and tiled flooring.

Second Floor

Landing

Door to bedroom two.

Bedroom Two

19'3 x 14'7 (5.87m x 4.45m)

Two Velux windows, central heating radiator, exposed beams, wood panelled elevations, fitted wardrobes, under eave storage and door to en suite.

En Suite

9'8 x 2'7 (2.95m x 0.79m)

Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, LED illuminated mirror, tiled elevations and tiled flooring.

External

Rear

Indian stone paving, laid to lawn garden, summerhouse and field views.

Front

Path to entrance, slate chippings, off road parking, EV charging point and access to garage.

Garage

18'8 x 12'7 (5.69m x 3.84m)

Stairs to mezzanine.

Mezzanine

18'8 x 12'7 (5.69m x 3.84m)

