

West Barn, Tong End, Whitworth OL12 8BJ
Offers invited in excess of £335,000



ADAMSONS BARTON KENDAL are delighted to bring to the market this impressive partially renovated barn, which exudes charm and character and is situated on the edge of some of the borough's most stunning countryside whilst maintaining close links to a variety of local amenities in Whitworth Village.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

The first floor of the barn has been recently renovated by the current owner. A central staircase leads up to a large open plan living area with a sizeable kitchen, a snug which is currently utilised as a bedroom, and a 3 piece shower room. The dual aspect Juliette balconies allow for an abundance of natural light, and showcase some wonderful views to the rear. Original beams and exposed stonework are evident throughout. There is a cosy lounge to the right with a log burner and a kitchen dining space to the left. It offers potential buyers a unique opportunity to purchase a property steeped in history and a blank canvas to create a stunning family home. At ground floor level, the property still requires significant renovations although plans have been drawn up which detail usage of the space for 4 bedrooms, 2 bathrooms and a utility area. Externally, the property sits on a substantial plot with a gated private driveway. To the rear, buyers will enjoy the use of a large and private garden with a generous patio area and log storage.

Viewing Comes Highly Recommended to Appreciate the Potential and Character of the Accommodation on offer.



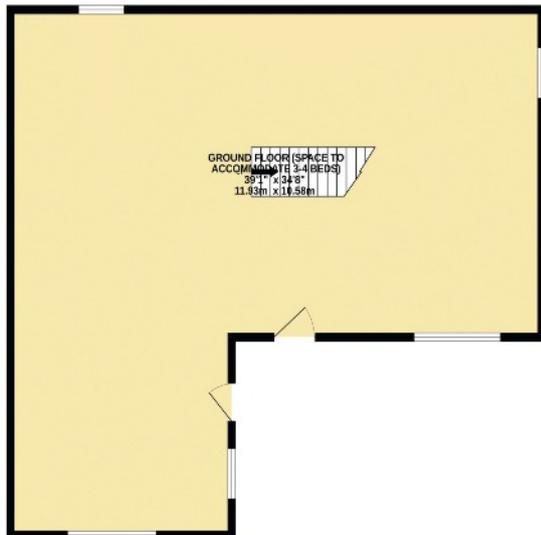


Additional Information

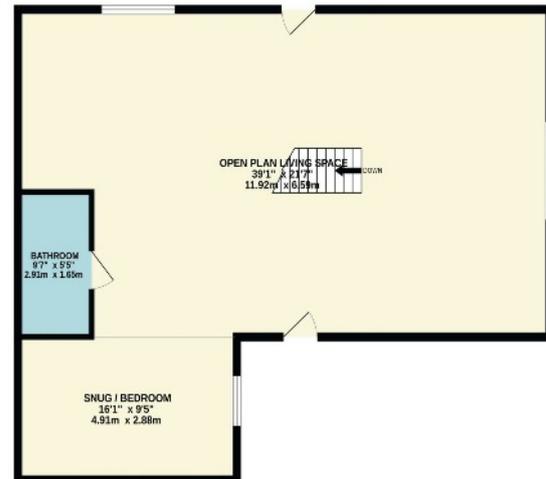
Council Tax Band - C
Energy Performance Cert - TBC
Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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