

**Bank Hall Barns, Bank Hall Drive,
Bretherton**


SMART MOVE



Asking Price **£320,000**



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The Hayloft is a truly unique property which is quite different to anything else that you may have seen. Located within Bank Hall Barns, a stunning Grade II barn conversion complex of 8 individual cottages, this deceptively spacious home spans around 1,788 sq ft (excluding the garage,) making it one which a mere drive-by shall in no way do justice to. The building itself dates back to around 1600, though it was only converted to homes in 2004, making it a real character property which also offers modern "creature comforts."

The property is a duplex, meaning that it has a private ground floor entrance hall and then the rest of the accommodation is set over the first and second floors. In brief the accommodation includes: full height entrance hall with staircase to the first floor, first floor landing with stairs to both the ground and second floors, open plan lounge with dual aspect windows and open plan kitchen off, bedrooms two and four are located on the first floor, as well as the family bathroom, which also serves as a en suite to the second bedroom, second floor landing with space for a study / office area, bedroom one has a en suite shower room and walk-in wardrobe / store room off and bedroom three is also situated on the second floor.

You approach the property along Bank Hall Drive, with the entrance being on your right-hand side through an electric sliding gate. Once inside the private grounds there are gravelled allocated parking spaces for each property, with this property also having a single garage, which is the second one on your right as you pull in. Front the parking area is gated access into The Hayloft's private garden, which boasts a mature lawned area with established planted borders and a paved pathway leading from the gate up to the front door for the property. Surrounding the ground are amazing picturesque woodlands, which are maintained as part of the service charge, creating a stunning backdrop which is forever changing with the seasons.

We are reliably informed by the vendor that the property is sold as LEASEHOLD on a 999 year lease, with 979 years remaining. The service charge is £1,189.92 pa and includes maintenance of the grounds and roof maintenance. Buildings insurance is split between the residents of the building and is currently £268.82 pa for this property.

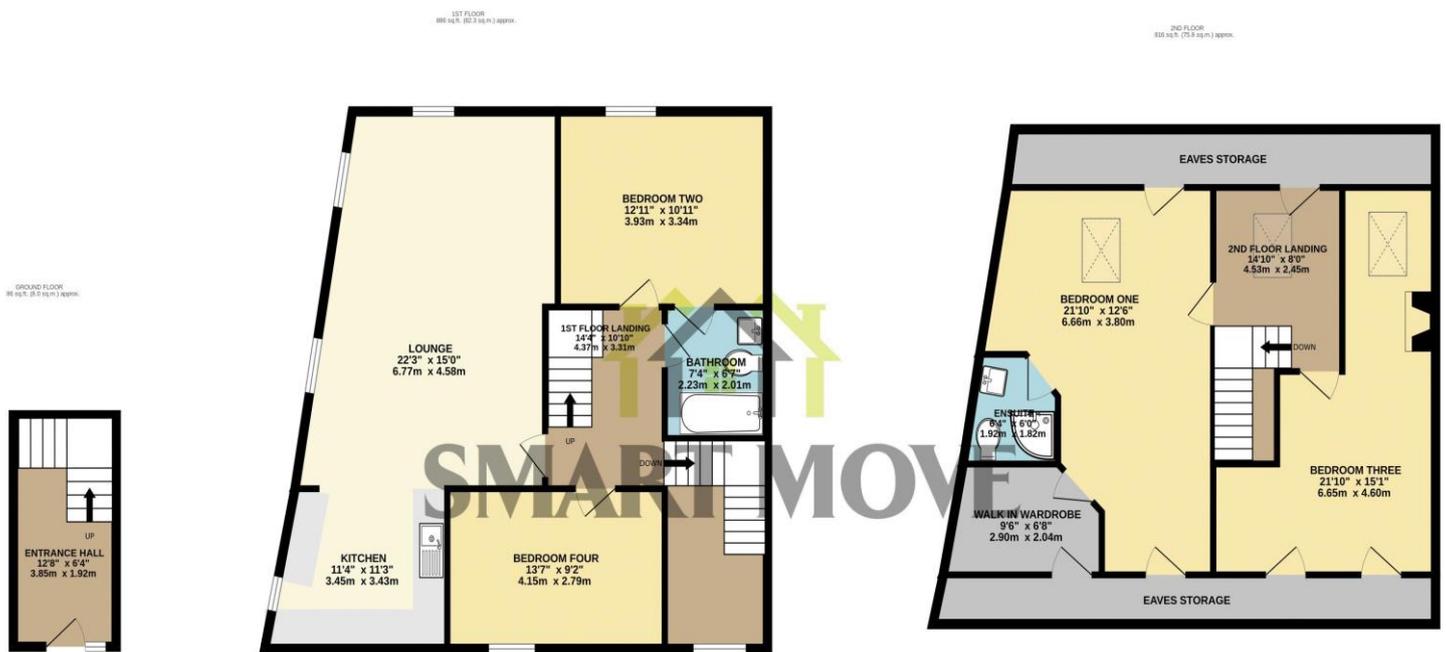
About the Local Area: Bretherton is a small village and civil parish in the Borough of Chorley, Lancashire, situated to the south west of Leyland and east of Tarleton. Its name suggests pre-conquest origins and its early history was closely involved with the manor house Bank Hall and the families who lived there. Bretherton remained a rural community and today is well regarded locally and quite desirable.



- * Truly Unique Character Property
- * Spacious Accommodation circa 1,788 sq ft
- * Private Garden plus Maintained Communal Grounds & Woodland
- * First Floor Open Plan Lounge & Kitchen
- * Leasehold, Double Glazing & Oil Central Heating

- * Sold with No Onward Chain
- * Electric Gated Access, Parking & Single Garage
- * Four Double Bedrooms
- * Family Bathroom & En Suite Shower Room
- * Council Tax Band E & EPC Rating C





TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.