

**Barnards Farm, Newhey OL16 3RQ**

**Offers invited in the region of £240,000**

**TO BE SOLD WITH A TENANT IN SITU**



**ADAMSONS BARTON KENDAL** are delighted to introduce this charming two-bedroom cottage, a Grade II listed building boasting panoramic countryside views, tucked away just off the ever-popular Bethany Lane in Newhey. This picturesque property is rich in original features and character, creating a warm and welcoming family home in a truly idyllic countryside setting

**Viewing Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

Internally, the cottage offers a generous and cosy lounge with exposed beam ceilings and stone mullioned windows throughout, enhancing its period charm. The kitchen is fitted with an oven and extractor fan, with space for further appliances. Upstairs, there are two bedrooms, including a large master bedroom to the front with fitted wardrobes, a further single bedroom, and a family bathroom comprising a bath with overhead shower, wash basin and WC. Externally, the property enjoys a tiered rear garden with decking area, perfectly positioned to take in the wonderful open countryside views. Further benefits include a single semi-detached garage, located a short distance further down the lane. Please note: the property is to be sold with a sitting tenant, making it an ideal investment opportunity.

#### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Lounge - 4.6 x 4.7 metres

Kitchen - 4.5 x 2.1 metres

Master Bedroom - 4.5 x 3.7 metres

Bedroom 2 - 2.5 x 2.7 metres

Bathroom - 2.1 x 2.1 metres





## Additional Information

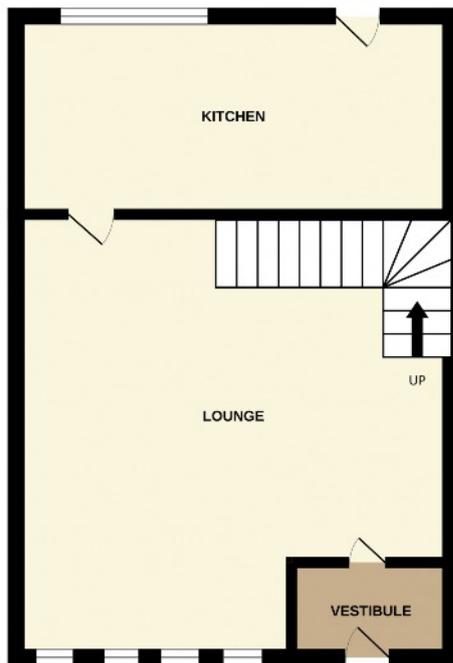
Council Tax Band - TBC

Energy Performance Cert - TBC

Tenure - TBC

## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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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