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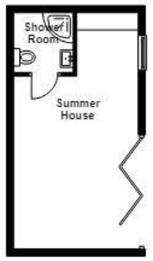
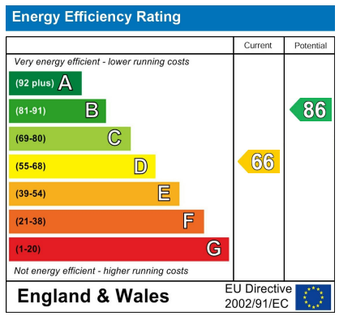
Ground Floor



First Floor



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Lower Longacres Farm, Acre Street, Whitworth, OL12 8XH

Offers In Excess Of £500,000

AN IMMACULATE BARN CONVERSION WITH PANORAMIC VIEWS

Idylically positioned off Acre Street, above the village of Whitworth, The Old Barn is an exceptional semi detached barn conversion offering a unique blend of modern luxury, rustic charm, and impressive views across the valley. The property has been meticulously updated to the highest standard, showcasing an impressive array of features that make it a true standout in the market.

Upon entering, you are greeted by two spacious reception rooms that exude warmth and character, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the high-quality fitted kitchen, which seamlessly combines functionality with style. With three generously sized double bedrooms and two well-appointed bathrooms, this residence provides ample space for family living or hosting guests.

One of the most remarkable aspects of this property is the breath-taking wrap-around countryside views, which offer a stunning backdrop that changes with the seasons. Whether basking in the sun or enjoying a cosy winter's day, the scenery is simply spectacular.

Lower Longacres Farm, Acre Street, Whitworth, OL12 8XH

Offers In Excess Of £500,000

3 2 2 D

- Tenure Freehold
- Three Well Proportioned Bedrooms With The Main Bedroom Accessing A Balcony
- Stunning Panoramic Countryside Views
- Council Tax Band C
- Luxurious And Stylish Property With Viewing Essential
- Property Is Meticulously Updated To the Highest Standards And Ready To Move Into
- EPC Rating D
- Off Road Parking With Driveway For Numerous Vehicles Off A Private Lane
- Impressive Outdoor Spaces

Ground Floor

Entrance

Composite double glazed frosted door to the porch.

Porch

8'1 x 4'7 (2.46m x 1.40m)

Space for a dryer, UPVC double glazed frosted door to the dining room.

Dining Room

17 x 11'10 (5.18m x 3.61m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, pendant lighting, under staircase storage cupboard, marble effect resin flooring, door to the kitchen, door to the reception room.

Reception Room

17'6 x 13'7 (5.33m x 4.14m)

Two UPVC double glazed windows, central heating radiator, coving, inset shelving, television point, UPVC double glazed French doors to the rear.

Kitchen

17 x 12'11 (5.18m x 3.94m)

UPVC double glazed window, upright central heating radiator, a range of panelled wall and base units, granite surface, inset granite sink with an Astrocast boiler water mixer tap, four door Belling range cooker with a seven ring gas hob and extractor hood, integrated high rise CDA electric oven and combination microwave, space for American style fridge freezer, integrated dishwasher, wine cooler and washing machine, spotlights, under unit lighting, pendant lighting, centre island with integrated breakfast bar, marble effect resin flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

12'2 x 7'7 (3.71m x 2.31m)

Central heating radiator, over head loft storage, pendant lighting, doors to three double bedrooms and a family bathroom.

Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

UPVC double glazed window, central heating radiator, exposed beams, open to the dressing room/walk in wardrobe, UPVC double glazed French doors to the balcony.

Dressing Room/Walk In Wardrobe

6'2 x 5'3 (1.88m x 1.60m)

Fitted wardrobe, exposed beams, open to the en suite.

En Suite

7'10 x 6'2 (2.39m x 1.88m)

UPVC double glazed window, heated towel rail, a three piece suite comprising of a dual flush WC, double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, LED mirror, tiled elevations, exposed beams, extractor fan, spotlights, tiled flooring.

Bedroom Two

16'5 x 8'8 (5.00m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights.

Bedroom Three

12'11 x 7'4 (3.94m x 2.24m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point.

Bathroom

10'10 x 8'10 (3.30m x 2.69m)

UPVC double glazed window, chrome heated towel rail, a four piece suite comprising of a double open shower enclosure with rainfall over head direct feed shower, wall mounted wash basin with mixer tap, panelled hot tub bath with jets, dual flush WC, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

External

Front

Paving and a driveway for parking for four cars.

Rear

Enclosed garden with artificial lawn, slate paving, porcelain tiled patio, stone flagging, stone chipping, access to the summer house and outside kitchen.

Outside Kitchen

18'5 x 14'1 (5.61m x 4.29m)

External grill with stainless steel sink, inset shelving, power and lighting.

Summer House

22'3 x 11'8 (6.78m x 3.56m)

UPVC double glazed window, power, lighting, spotlights, wood panelled elevations, mixed wall and base units, television point, wood effect laminate flooring, door to the shower room.

Shower Room

5'8 x 5'8 (1.73m x 1.73m)

Electric heater, a three piece suite comprising of a vanity top wash basin with mixer tap, double electric feed shower enclosure, dual flush WC, tiled elevations, tiled effect Lino flooring.