



Barnards Farm & Barn
Bethany Lane, Newhey OL16 3RQ
OFFERS INVITED IN THE REGION OF £265,000

Adamsons Barton Kendal are delighted to market this fabulous investment opportunity.

Barnards Farm is a charming 2 bedroomed character cottage and attached is a large, dilapidated barn which could be converted to extend the existing property, or alternatively to develop as an end terraced cottage.

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The properties are both Listed Buildings and are situated in a semi-rural location, enjoying stunning panoramic views, in a popular village setting, conveniently positioned for access to all the usual local amenities.

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Barnards Farm is currently tenanted on an existing assured shorthold tenancy agreement with a passing rent of £825 per calendar month.

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The property oozes charm and character throughout and is set in gardens to both front and rear. The attached barn is dilapidated and would require planning permission and listed building consent for its conversion.

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The properties are offered for sale at a competitive price and early viewing comes highly recommended to appreciate the sheer potential of the accommodation and the investment on offer.

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Viewing is highly recommended.

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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).

Barnards Farm
Ground Floor

Entrance VESTIBULE

LOUNGE - 4.6 x 4.7 metres

A cozy lounge with exposed character beamed ceiling, staircase to the first floor

KITCHEN - 4.5 x 2.1 metres

A single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood

First Floor

LANDING

MASTER BEDROOM - 4.5 x 3.7 metres

A range of fitted wardrobes

BEDROOM TWO - 2.5 x 2.7 metres

Family BATHROOM - 2.1 x 2.1 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc

Externally

The property enjoys a tiered rear garden with a decked patio area, perfectly positioned to take in the wonderful open countryside views.





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Barnards Barn

The barn is dilapidated and irregular in shape and its conversion will require planning permission and building regulation approval.

Tenure

We understand that the properties are held Freehold

Council Tax Band

Band B

Energy Performance Certificate

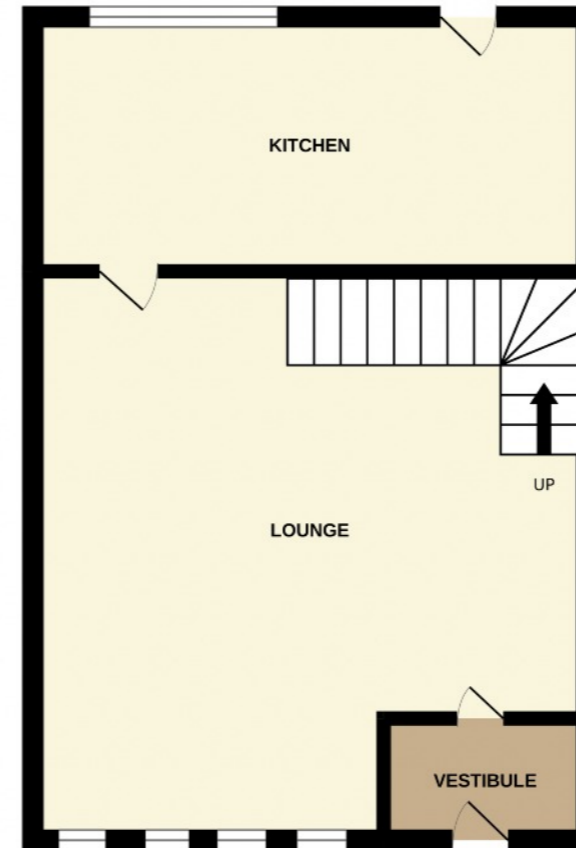
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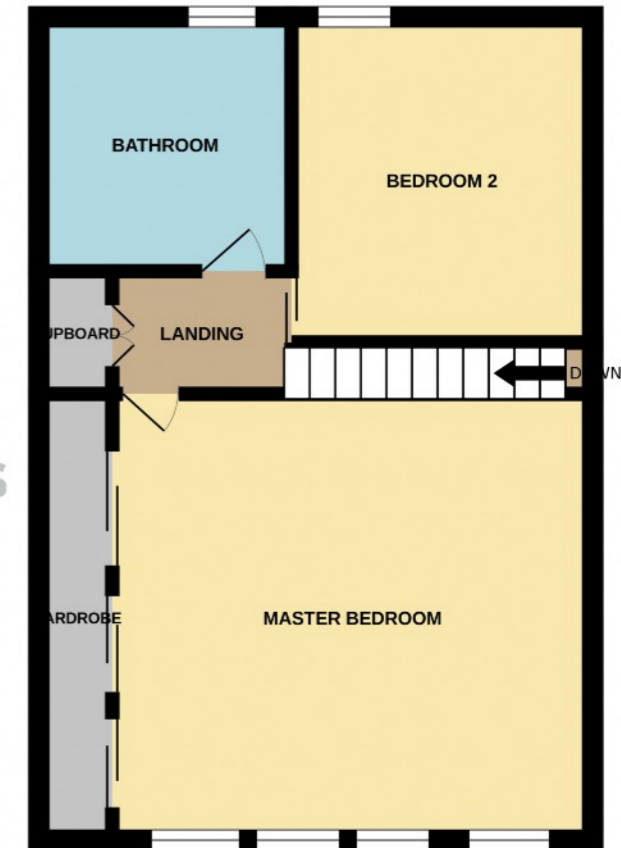
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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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