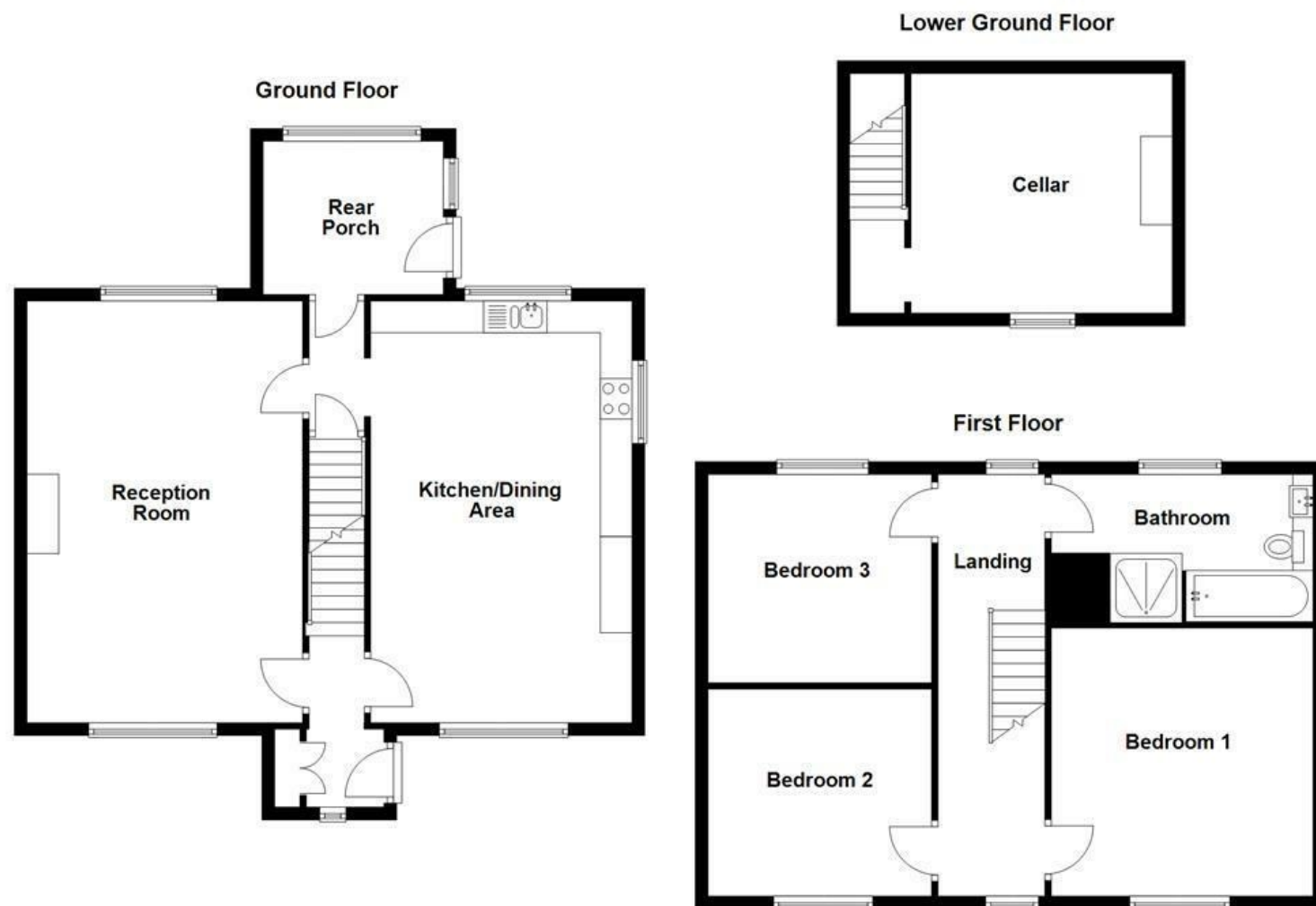




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Helmshore Road, Holcombe, BL8 4PQ

£700,000

AN ATTRACTIVE FARMHOUSE WITH APPROX. TWO ACRES OF LAND

Proudly commanding an enviable position on Helmshore Road in the picturesque village of Holcombe, Bury, this charming farmhouse presents a unique opportunity for those with a vision for modernisation. Surrounded by approximately two acres of stunning farmland and breathtaking countryside views, this property offers a serene retreat from the hustle and bustle of everyday life.

The farmhouse boasts three well-proportioned bedrooms and a spacious reception room, providing ample space for family living. The open-plan kitchen and dining area would be perfect for entertaining, while the generous living room invites relaxation and comfort. Additionally, the property features a cellar, adding to the potential for creative use of space.

Although the farmhouse requires full modernisation, it is an ideal canvas for individuals with a passion for chic countryside properties. With a little imagination and effort, this home can be transformed into a striking residence that reflects your personal style.

Despite its tranquil rural setting, the property is conveniently located for easy access to nearby amenities, schools, and commuter routes, making it an excellent choice for families and professionals alike. This is a superb opportunity to create your dream home in a blissful location, where the beauty of the countryside meets the practicality of modern living. Don't miss the chance to make this enchanting farmhouse your own.

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Helmshore Road, Holcombe, BL8 4PQ
£700,000

 3  1  1  D

- Outstanding Farmhouse with Approx. Two Acres of Land
 - Bursting with Potential
 - Surrounded by Farmland
 - EPC Rating D
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Stunning Open Aspect Views
 - Council Tax Band E

Ground Floor

Entrance Hall

10'8 x 4'3 (3.25m x 1.30m)
Hardwood single glazed front door, single glazed window, central heating radiator, terracotta tiled flooring, doors leading to store, kitchen/dining area, reception room and stairs to first floor.

Kitchen/Dining Area

21'10 x 13'6 (6.65m x 4.11m)
Two stone mullioned single glazed windows, UPVC double glazed window, central heating radiator, panelled wall and base units with Corian work surfaces, central island with breakfast bar, ESSE range cooker, integrated high rise Neff oven, four ring induction hob, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, tiled effect flooring and open arch to rear hall.

Reception Room

21'10 x 14'3 (6.65m x 4.34m)
Two stone mullioned single glazed windows, central heating radiator, multifuel burner and Kamdean flooring.

Rear Hall

7'10 x 2'10 (2.39m x 0.86m)
Tiled flooring, doors to stairs to cellar and rear porch.

Rear Porch

9'4 x 7'2 (2.84m x 2.18m)
UPVC double glazed windows, ceramic sink with traditional taps, tiled flooring and door to rear.

Lower Ground Floor

Cellar

13'5 x 12'5 (4.09m x 3.78m)
Double glazed window, wall mounted boiler and workshop units.

First Floor

Landing

Two stone mullioned single glazed windows, central heating radiator, loft access, smoke detector, picture rail, doors leading to three bedrooms and family bathroom.

Bedroom One

13'1 x 13'7 (3.99m x 4.14m)
Stone mullioned single glazed window, central heating radiator and loft access.

Bedroom Two

11'7 x 10'9 (3.53m x 3.28m)
Stone mullioned single glazed window and central heating radiator.

Bedroom Three

11'7 x 10'10 (3.53m x 3.30m)
Stone mullioned single glazed window and central heating radiator.

Bathroom

13'5 x 7'2 (4.09m x 2.18m)
Stone mullioned single glazed window, central heated towel rail, dual flush plate WC, tiled panel double bath with mixer tap, vanity top wash basin with mixer tap, direct feed shower enclosed with rinse head, spotlights, tiled elevations and wood effect flooring.

External



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