



# Croft Barn

Blacko Bar Road | Roughlee | BB9 6NJ

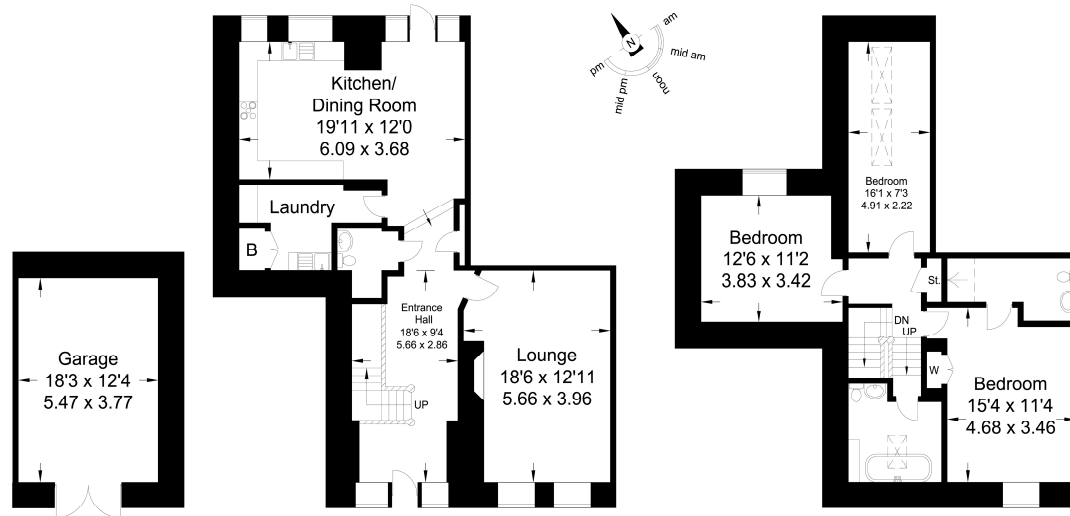
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Approximate Gross Internal Area : 138.84 sq m / 1494.46 sq ft  
 Garage : 20.62 sq m / 221.95 sq ft  
 Total : 159.46 sq m / 1716.41 sq ft

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Ground Floor

First Floor



# Croft Barn

## Guide Price of £360,000

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Originally a traditional stock barn which has been developed to form an exceptional rural property with spectacular open views to both front and rear. The property has a garden forecourt and enclosed rear lawn garden, single garage in a separate block. Presented in exceptional condition with high-quality fixtures and fittings and immaculate decor throughout.

The property has the benefit of full sealed unit double glazing and central heating throughout with the ground floor having under-floor heating.

The property is situated only a few minutes' drive from Junction 13 of the M65 motorway and is therefore accessible to the major business centres of the Northwest.

### Ground Floor

#### Entrance Hall

Formed from the original barn entrance and sealed unit double-glazed timber entrance door with surrounding window. Sandstone flag floor with underfloor heating and solid oak balustrade leading to first floor accommodation. Low-voltage spotlighting to ceiling.

#### Cloaks

Solid oak panel door, sandstone flag floor, wash hand basin with tiled splash backs, low-level WC, extractor fan and low-voltage spotlighting.

#### Sitting Room

'Esse' cast-iron log-burning stove set in feature coursed stone and timber mantel fireplace with raised stone flag hearth. Twin sealed unit double-glazed timber windows to front elevation with stone flag window bottoms and timber

mantel. Oak boarded floor with underfloor heating and timber beamed ceiling.

#### Kitchen

Stone flagged floors with under floor heating. Range of high quality fitted "Nolte" with complimentary work surfaces and splash backs. Built in Belling four ring ceramic hob with brushed steel and glass extractor hood. Built in "AEG" electric fan assisted oven built in fridge, built in freezer, built in "Hotpoint" dishwasher. Low voltage spotlighting to ceiling. Two sealed unit double glazed timber windows to rear elevation.

#### Open Rear Hallway and Dining Room

Sealed unit double-glazed timber rear doorway with surrounding windows, sandstone flag floor with underfloor heating, timber beamed ceiling and low-voltage spotlighting. Twin sealed unit double-glazed timber windows to rear elevation. Service cupboard with oak panel door.

#### Utility Room

Single drainer stainless steel sink unit with hot and cold supply and tiled splashbacks. Fitted base and wall units, timber oak panel door, sandstone flag floor with underfloor heating, plumbed for automatic washing machine and dryer. Low-voltage spotlighting. Airing cupboard containing cylinder.

# Particulars of sale

### First Floor

#### Staircase

Solid oak balustrade staircase.

#### Landing

Solid oak balustrade. Single panel central heating radiator and roof void access hatch. Landing storage cupboard.

#### Bedroom One

Sealed unit timber double-glazed window with stone flag window bottom and timber mantel to front elevation, single panel central heating radiator and fitted wardrobes.

#### En-Suite Shower Room

Containing full shower cubicle, pedestal wash hand basin and low-level WC. Ceramic tiled floors, majority ceramic tiled walls, low-voltage spotlighting and wall-mounted chrome radiator towel rail.

#### Bedroom Two

Sealed unit timber double-glazed stone mullion window with stone flag window bottom and timber mantel to rear elevation and single panel central heating radiator.

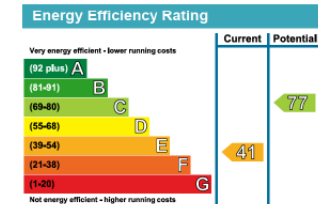
#### Bedroom Three

Double tandem Velux skylights with screen and double panel central heating radiator.

#### House Bathroom

Containing three-piece suite comprising roll-top ball and claw bath with chrome antique mixer tap and shower fitment, pedestal wash hand basin and low-level WC. Ceramic tiled floors, majority ceramic tiled walls, sealed unit double-glazed Velux skylight, extractor fan, low-voltage spotlighting and wall-mounted chrome radiator towel rail.

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