



2 Wildmans Barn

Longsight Road | Langho | Lancashire | BB6 8AD

MSW HEWETSONS



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Guide Price of £325,000

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Beautiful barn conversion with spacious well-planned accommodation arranged over three storeys. Situated in a popular and accessible residential area giving access to the major business centres of the north-west.

Large rear garden and patio with long distance open views, ample parking, separate large garage with storage above.

Construction

The property is constructed of stonework with pitched slate roof supported on timber.

Accommodation Comprising;

Reception Hallway

Full wall double glazed pine window with doorway and shutter, stone flagged flooring, double panel central heating radiator.

Kitchen

Range of fitted base and wall units with complimentary work surfaces. Built in 'Zanussi' ceramic gas hob

with illuminated extractor over.

'Lamona' built in electric oven, one and a half bowl stainless steel sink unit, double glazed pitch pine window to front elevation with shutter, plumber for washing machine and dishwasher. Single drainer stainless steel sink unit, low voltage spotlighting to ceiling.

Cloaks

Containing low level wc, bracket wash hand basin, timber laminate flooring.

Sitting Room

Large open sitting room with feature

beamed ceiling, living effect gas fire, with stone hearth back and mantle, low voltage spotlighting to ceiling, double panel central heating radiator.

Dining Area

Pitch pine double glazed patio doors with side window and shutters, timber laminate flooring, ceiling double glazed 'Velux' skylight.

First Floor

Staircase

Traditional return staircase with oak and glazed balustrade.

Particulars of sale

Landing

Open landing area with timber and glazed balustrade.

Bedroom One

Pitch pine double glazed window to rear elevation, timber beamed ceiling, low voltage spotlighting. Single panel central heating radiator.

Bedroom Two

Pitch pine double glazed window to front elevation, timber beamed ceiling, single panel central heating radiator.

House Bathroom

Containing five piece suite comprising 'Heritage' boat bath with wall mounted chrome mixer tap, 'Heritage' antique style twin wash hand basins, high level wc, glazed shower, ceramic marble effect tiling to floors and walls, chrome radiator towel rail, beamed ceiling, low voltage spotlighting.

Second Floor

Traditional timber and glazed

staircase.

Bedroom Three

Original timber trussed ceiling, twin double glazed timber 'Velux' skylights, tongue and groove panelled boarding with access door to eaves storage.

En Suite

Shower room containing three piece suite comprising fully tiled shower cubicle with chrome wall mounted shower fitment, pedestal wash hand basin, low level wc, ceramic tiled walls and floors, chrome radiator towel rail, fitted spotlighting and extractor fan.

External

The main gardens to the property are to the rear with a large stone flagged patio area and raised lawn. To the front of the property is an enclosed patio garden with stone wall.

Garage

The property has a garage which is

part of a detached garage complex for the adjacent property which comprising of a single garage with up and over door, personnel door and side window mezzanine eaves storage area.

Parking

Ample communal parking to the front of the property for approximately three vehicles. NB Access to adjacent properties to be maintained.

Services

Mains gas, mains water (fixed amount per annum), mains electricity, sewerage to private septic tank servicing three properties in the community. 24.2MG broadband connectivity.

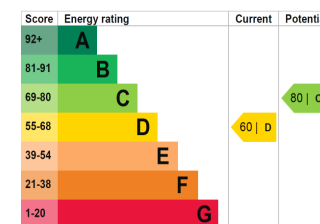
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band E payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



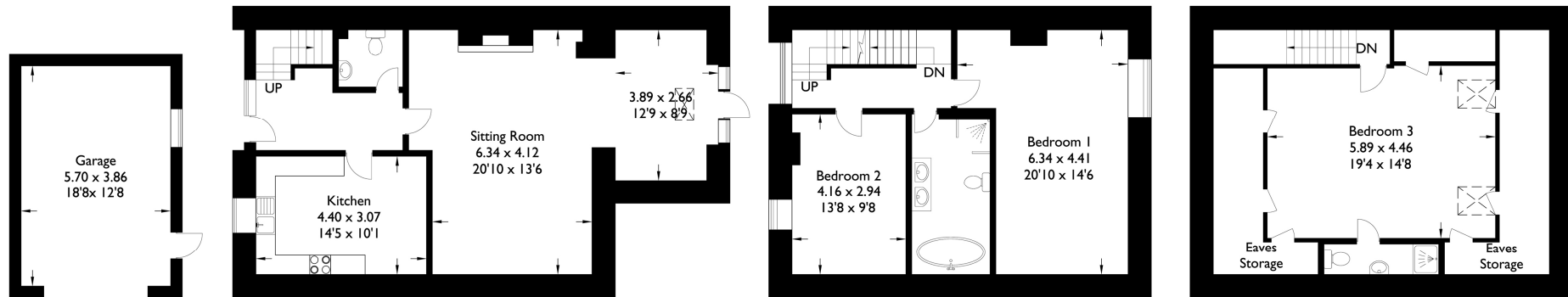
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Approximate Gross Internal Area : 177.02 sq m / 1905.42 sq ft

Garage : 22.00 sq m / 236.80 sq ft

Total : 199.02 sq m / 2142.23 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

Second Floor

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