



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**1 The Old Barn, Robinson Lane, Brierfield, Nelson,  
Lancashire. BB9 5QR**

**£299,950 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Spacious barn conversion being the end one of three with superb rural views. Ideal for young families the accommodation offers a large sitting room, conservatory, dining kitchen and cloak room. Four bedrooms (master with en-suite) and house bathroom. Large garden, Indian stove paved patio and ample parking. Positioned at the bottom of a country lane yet within a few minutes reach of good local amenities, shopping facilities and transport links.

## FEATURES

- SPACIOUS BARN CONVERSION
- TRANQUIL LOCATION SURROUNDED BY COUNTRYSIDE
- SPACIOUS LOUNGE & CONSERVATORY
- DINING KITCHEN
- CLOAK ROOM
- FOUR BEDROOMS (MASTER BEDROOM WITH EN SUITE)
- LARGE GARDEN & PATIO
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- IDEAL FOR YOUNG FAMILIES



## ROOM DESCRIPTIONS

### Spacious Reception Hallway

Tiled floor, radiator and stairs to the first floor. Under stairs storage space and double doors leading into the sitting room.

### Cloak Room

Housing a two piece white suite with chrome plated fittings incorporating low level w.c. and wash hand basin. Tiled floor and double glazed window with stone sill.

### Extensive Lounge

A very generous reception room having two radiators and three double glazed windows with stone sills overlooking the rear garden and surrounding countryside. Double doors leading into the dining kitchen and access into the conservatory.

### Conservatory

Double glazed windows with superb views. Tiled floor, natural exposed stone work, radiator and patio door leading out to the terrace and garden.

### Dining Kitchen

Boasting an excellent range of country cream base and wall units with complementary working surfaces and tiled splash backs. Matching breakfast table with integrated wine rack. Stainless steel sink unit and integrated appliances to include fridge, freezer, automatic washing machine and dishwasher. 'Leisure' range cooker, cupboard housing the gas central heating boiler and double glazed window with stone sill overlooking the courtyard.

### Landing

Radiator.

### Master Bedroom

Built-in storage cupboards, two radiators and double glazed window with stone sill overlooking the surrounding countryside.

### En-Suite

Housing a three piece white suite with chrome plated fittings incorporating tiled shower cubicle, wash hand basin and low level w.c.

### Bedroom Two

Radiator, two velux windows and storage cupboards.

### Bedroom Three

Radiator and double glazed window overlooking the courtyard.

### Bedroom Four

Radiator and double glazed window.

### House Bathroom

Housing a white three piece suite with chrome plated fittings incorporating panelled bath, pedestal wash hand basin and low level w.c. Chrome heated towel radiator, part tiled walls and double glazed window.

### Gardens and Grounds

Stone cobbled communal courtyard to the front elevation. Paved walk-way and Indian paved area to the side and large garden to the rear with an extensive Indian stone paved patio.

### Services

Mains supply of gas water and electricity. Drainage by septic tank.

### Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them. These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



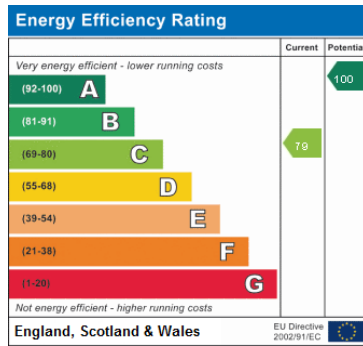
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# EPC



The Law Society



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