

Price £475,000



Armitstead  
Barnett

Berry House Road, Holmeswood, Lancashire, L40 1UG





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- Deceptively spacious barn conversion located in Holmeswood.
- Immaculately presented landscaped rear garden.
- Three bedrooms and three reception rooms.
- Two parking spaces and single garage.
- Delightful countryside location.
- Only a short drive to Burscough village.



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This delightful home is set within a quiet and peaceful location in a development of six similar barn conversions in Holmeswood. The property is set within a courtyard and offers nearly 1,900 square feet of spacious and tasteful accommodation together with parking, a garage and a fully enclosed rear garden. This property sits within close proximity to Burscough and Rufford, with excellent transport links and amenities such as shops, schools and public houses.



Upon entry you are greeted by a light and airy front porch which opens into the generous hallway, providing access to the downstairs rooms. The dining room is a generous size and boasts a beautiful electric fireplace and mantle, with a large front window providing views to the front of the property. The dining room could also serve as a fourth bedroom if required. A handy WC is located off the hall, with built-in WC and free standing wash basin. Across the hall is the lounge which is of a good size, boasting a feature gas fire and granite mantle, with carpeted flooring, coving and large window to the front. A further sitting room is located to the rear of the property, a bright and spacious room perfect for the warmer months with patio doors providing views and access to the rear garden.

The kitchen is of a good size and again boasts plenty of natural light with excellent views over the rear garden. There are a range of recently fitted quaker-style wall and base units with integrated appliances to include electric oven, gas hob with extractor over, fridge, freezer, dishwasher and drinks cooler. There is overhead spot-lighting, downlighting to the units and fully tiled splashback. There is also plenty of space for informal dining. A useful utility room is located off, again with recently fitted wall and base units providing space for a washing machine and tumble dryer along with a sink and drainer. Access is taken from here to the patio and rear garden.









A solid oak half-turn staircase leads upstairs to a generous landing area, from which access is taken to all bedrooms and the family bathroom. The principal bedroom is a delightful room, with light cream carpets complemented by floral wallpaper and cream painted walls. A Velux window provides plenty of natural light and there is ample built in storage combined with a pedestal dressing unit. This room is enhanced by an ensuite with fully tiled white walls and contrasting floor. The ensuite boasts a three-piece suite to include a freestanding corner shower, low suite WC and wash basin. There is also a useful heated towel rail and window above.

The further two bedrooms are both of a good size, with each providing ample storage in the form of built in wardrobes and shelving. A further room can be found off the landing, currently used by our vendors as a craft room but could easily be used as a home office or for storage. An additional storage room is accessed from here, providing practical and accessible storage.

The family bathroom has been recently upgraded, providing a three-piece suite with beautiful white tiled floor and fully tiled walls. Plenty of storage is provided in the form of an integrated unit with drawers and cupboards which house the WC and vanity unit. The bath boasts a matching wood-effect panel with shower over and there is also a heated towel rail. There is a good sized shelf above along with an eye catching, wall mounted back-lit mirror.



Externally can be found a stunning rear garden boasting an immaculately manicured lawn with well maintained borders stocked with a wide variety of perennials, shrubs and ornamental trees to include specimen Acers and Hosta's. An established Beech hedge to three sides provides both shelter and privacy and serves to make the garden fully enclosed. There are plenty of paved patio areas, ideal for outdoor entertaining, with a fantastic 'Solid Sheds' summer house/garden room to the rear which serves to extend the season and allow enjoyment of the garden in all weathers and at all times of year.

To the front courtyard, the property benefits from two allocated parking spaces as well as a garage with lighting. This property must be viewed to appreciate the beautiful, spacious accommodation coupled with the impressive rear garden and outside space.





## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an LPG central heating system. Drainage is by way of shared sewage treatment tank.

**Parking allocated and number of spaces :** Two spaces and single garage.

**Construction Type :** Standard

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed

**Conservation Area / AONB :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Limited indoor and likely outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** West Lancashire Borough Council **Council Tax:** Band D

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** origins.misty.studs

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

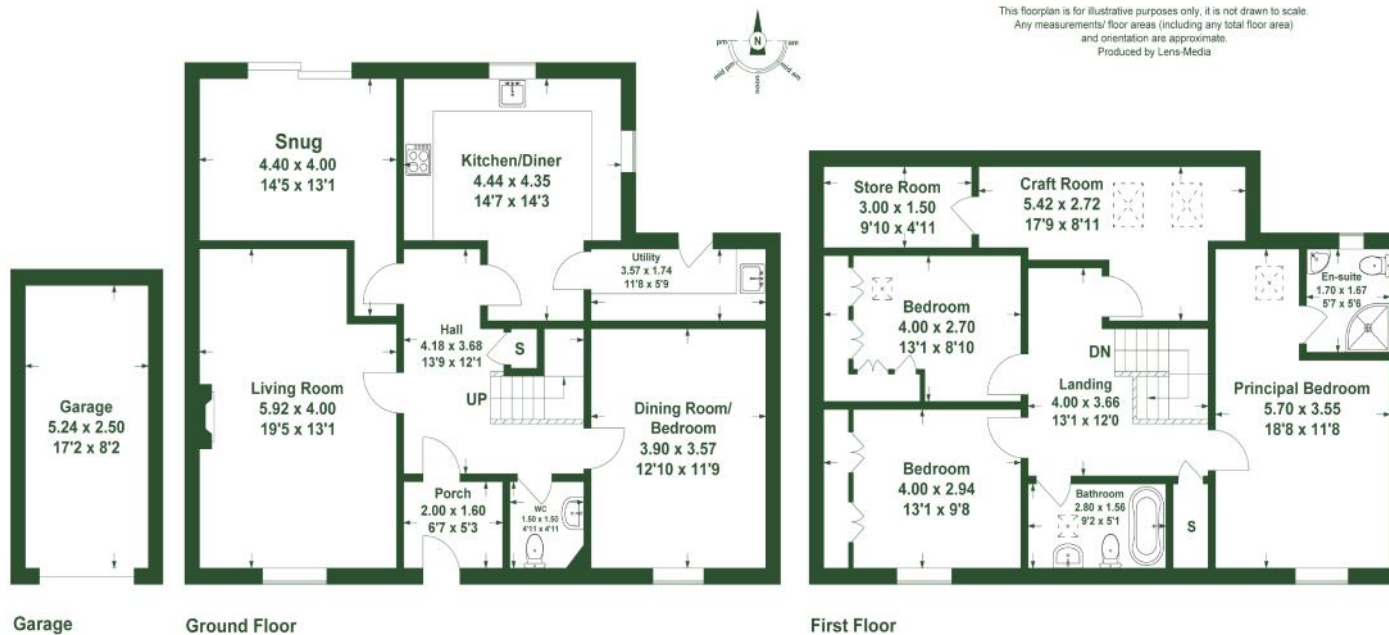
**SUBJECT TO CONTRACT**



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Approximate Gross Internal Area : 176.26 sq m / 1894 sq ft  
 Garage : 13.10 sq m / 140 sq ft  
 Total : 189.36 sq m / 2034 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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