



Day & Co
ESTATE AGENTS

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**The Old Farmhouse, Bradshaw
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£399,995

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- DOUBLE FRONTED DETACHED HOUSE
- THREE BEDROOMS
- PROJECT PROPERTY

- PARTIALLY RENOVATED
- SPACIOUS BARN
- EPC RATING E

SUMMARY

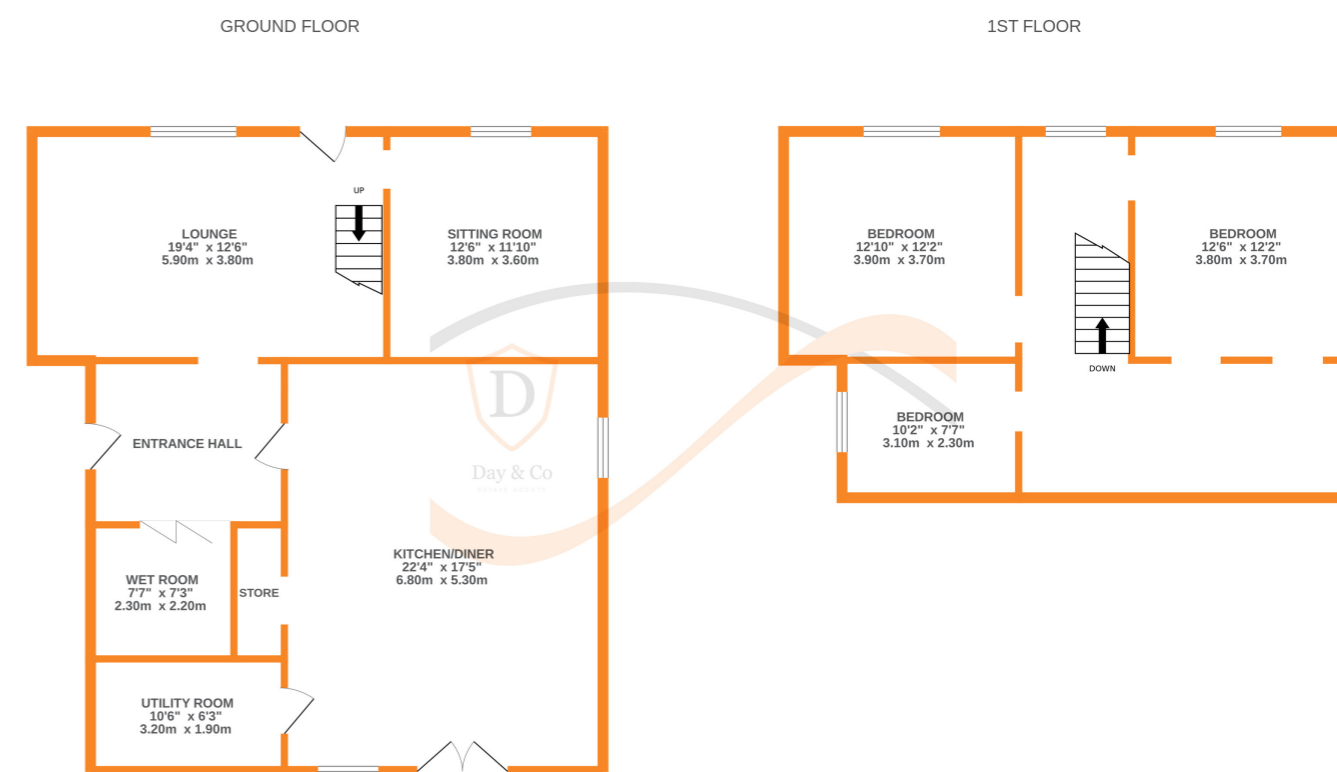
** AN EXTENDED THREE BEDROOM DOUBLE FRONTED DETACHED HOUSE (FORMERLY SOUTHLANDS FARM) ALONG WITH A SPACIOUS BARN, THE HOUSE HAS BEEN PARTIALLY RENOVATED AND EXTENDED BY ITS CURRENT OWNERS, EPC RATING E **

FULL DESCRIPTION

IF YOU'RE LOOKING FOR AN INDIVIDUAL DETACHED PROPERTY THAT YOU'RE PREPARED TO WORK ON TO PUT YOUR OWN STAMP ON IT THEN THE OLD FARMHOUSE COULD BE FOR YOU. THIS INTERESTING OPPORTUNITY WOULD ALLOW YOU TO PURCHASE AN EXTENDED AND PARTLY RENOVATED THREE BEDROOM DOUBLE FRONTED STONE BUILT DETACHED HOUSE WITH A COURTYARD AT THE REAR TOGETHER WITH A DETACHED STONE BUILT BARN.

The house has been extended to the ground floor and partially renovated. Included in the sale is a spacious barn which may have potential, subject to the necessary planning consents being obtained. The accommodation briefly comprises; Living Room, Sitting Room, Spacious Kitchen Diner, Utility Room, Wetroom, Entrance Hallway, Cellar. First floor; landing leading to Three bedrooms. Externally there is a five bar timber gate giving access to a driveway where there is a courtyard leading to both the barn and the house. The barn is stone built with two rooms to the ground floor and an open first floor with king trusses. There is also an area of land to the far side of the barn.

The vendor has advised us that the original plans were approved for a two-story extension to allow the addition of another floor. Further information can be found via the planning application number 17/00851/HSE. The property has wood sash windows throughout. The current owners have had the boiler and hot water tank installed, along with works to the electrics. EPC Rating E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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