



Leagram Mill Barn
Chipping
Preston, Lancashire
PR3 2QS

No Chain
Offers in the region of £550,000

A characterful 3 bed detached barn conversion situated in the Ribble Valley. A generous plot boasting a universal layout internally, with views of the surrounding Area of Outstanding Natural Beauty. Located a short distance from the popular village of Chipping, this property will provide a unique and wonderful home for those wanting to enjoy the countryside, of interest to a wide range of purchasers, particularly families.

This property must be viewed to really appreciate what is on offer.

Offered for sale freehold with vacant possession by private treaty.

Viewing strictly by prior appointment with selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Leagram Mill Barn offers a characterful 3 bedroom detached barn conversion with a large private driveway and extensive garden. This property provides a great opportunity for a wide range of buyers looking to live in the countryside, this property is located in close proximity to popular Chipping, boasting a lively community with local pubs, cafes, a primary school, and farm shop. The property is constructed from local stone under a stone tile roof. Access to the property is provided directly from the public highway. Internally the property retains many features of the barn, having a range of rooms that could be utilized in many different ways.

Services include:

- Borehole water supply
- Solar panels
- Septic tank
- Air source heat pump

Council Tax Band: F

EPC Band: C

The detached 3-bedroom Barn conversion comprises as follows:

Kitchen (6.28m x 2.77m)

Accessed from the lounge/dining room or the double-glazed patio doors, the modern kitchen includes fitted wall and base units with a composite sink with drainer and mixer tap. This kitchen is fitted with an induction hob, extractor fan and Lamona double oven and grill. A window facing the rear elevation of the property, exposed beam and stone wall features are towards the end of the kitchen.



Lounge/Dining Room (6.98m x 5.62m)

Located immediately adjacent to the kitchen and accessed via the front entrance hall or via two sets of rear double-glazed patio doors which overlook the yard and garden. This room has a carpeted floor, an exposed brick feature wall, three central light fittings and a log burner.



Entrance Hall/Vestibule (5.62m x 3.66m)

Central to the front of the property, in the archway of the original barn doors is the entrance hall to the property. The barn entrance is fitted with a wooden frame double glazed windows and doorway. This room provides a timber open tread staircase, exposed brick feature walls, exposed timber beams and a tiled floor.



Bedroom 1 (downstairs) (4.28m x 4.02m)

A large double bedroom with double built in wardrobe, wall mounted radiators, double patio doors and a central light fitting. This bedroom adjoins the conservatory.



Conservatory (3.91 x 2.80m)

Accessed from the downstairs bedroom or double patio doors, this UPVC double glazed conservatory offers views of the garden and privacy from the lane alongside the property.



Downstairs Family Wet Room (2.56m x 1.88m)

This wet room includes a fitted vanity with porcelain sink, toilet, and walk in shower with two wall mounted shower heads, one electric and the other running from the central heating. Tiled floor and walls with a central light.



Master bedroom (5.5m x 3.27m)

This large double bedroom features a balcony providing extensive views of the surrounding countryside, along with exposed beams, loft access, two wall mounted radiators and two central light fittings.



View from the balcony attached to the master bedroom.



Bedroom 2 (upstairs) (5.5m x 2.79m)

This double bedroom includes a double fitted wardrobe, fitted dressing table centre light fitting and carpeted floors. This bedroom's views overlook the garden and neighbouring fields.



Family bathroom (2.48 x 1.81m)

Situated between the two upstairs bedrooms, this bathroom includes a toilet, vanity sink and a bathtub with a wall mounted shower head.



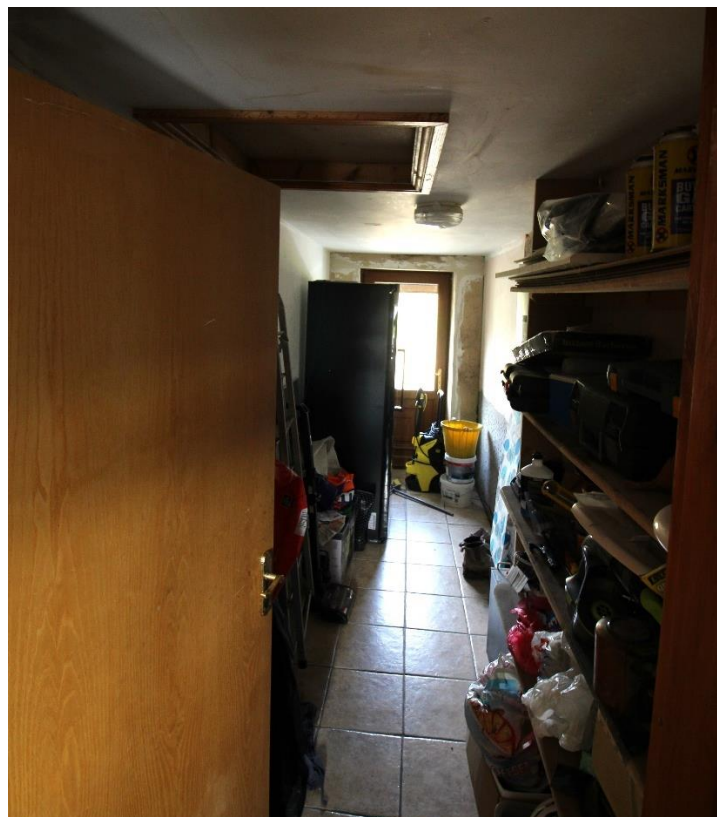
Utility (2.9m x 1.88m)

Fitted base units for a washing machine and dryer, tiled floor, UPVC window and gas central heating cylinder.



Boot Room (4.28m x 1.52m)

Accessed from the Utility Room, this boot room provides good storage facility with loft access available and external door to the rear.



Study (2.77m x 2.2m)

Accessed from the entrance hall, carpet floors, radiator and central light. A great opportunity for those who work from home, extra storage space or a further bedroom.



Externally

The rear of the property boasts a large driveway, parking and generous garden, the traditional dry-stone walls surrounding the garden and Barn offer privacy. The driveway is made up of a mixture of flagged and concrete surfaces. The garden lawn is bordered by a variety of mature trees, shrubs, fruit trees and a pond, with an array of flowering daffodils in the spring months.



EPC for Leagram Mill Barn

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	70 C	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority

Ribble Valley Borough Council

Tenure

Freehold with vacant possession given on completion.

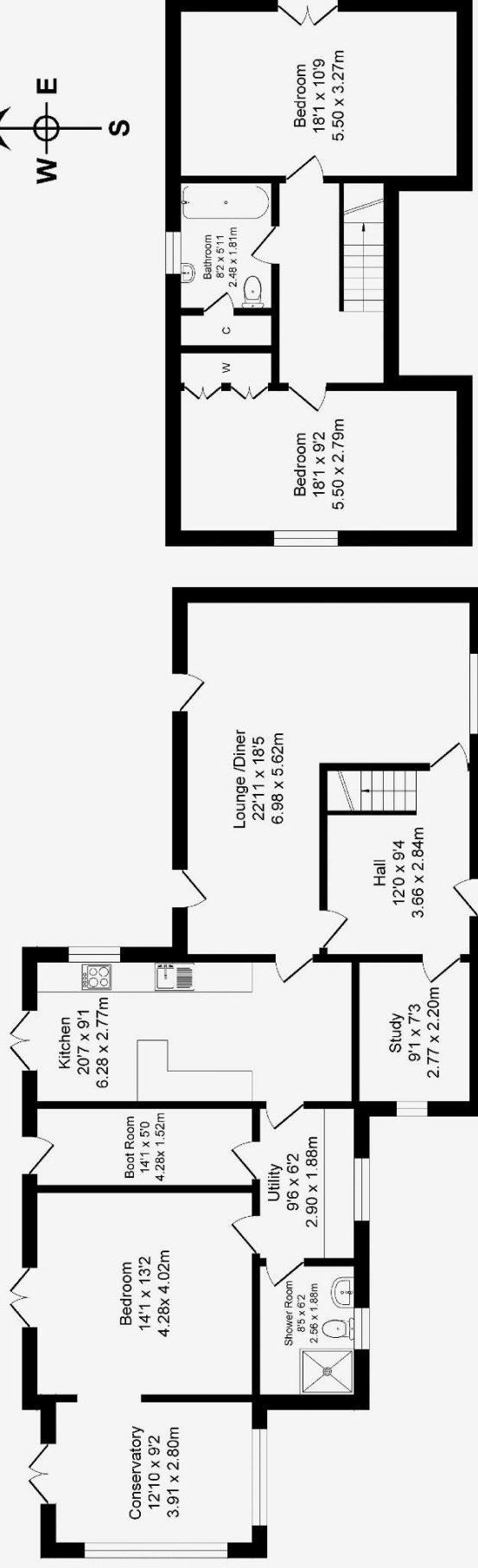
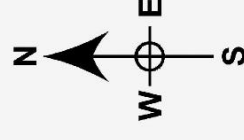
Anti-Money Laundering

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search

Leagram mill barn

Total Approx. Floor Area 1755 Sq.ft. (163.0 Sq.M.)

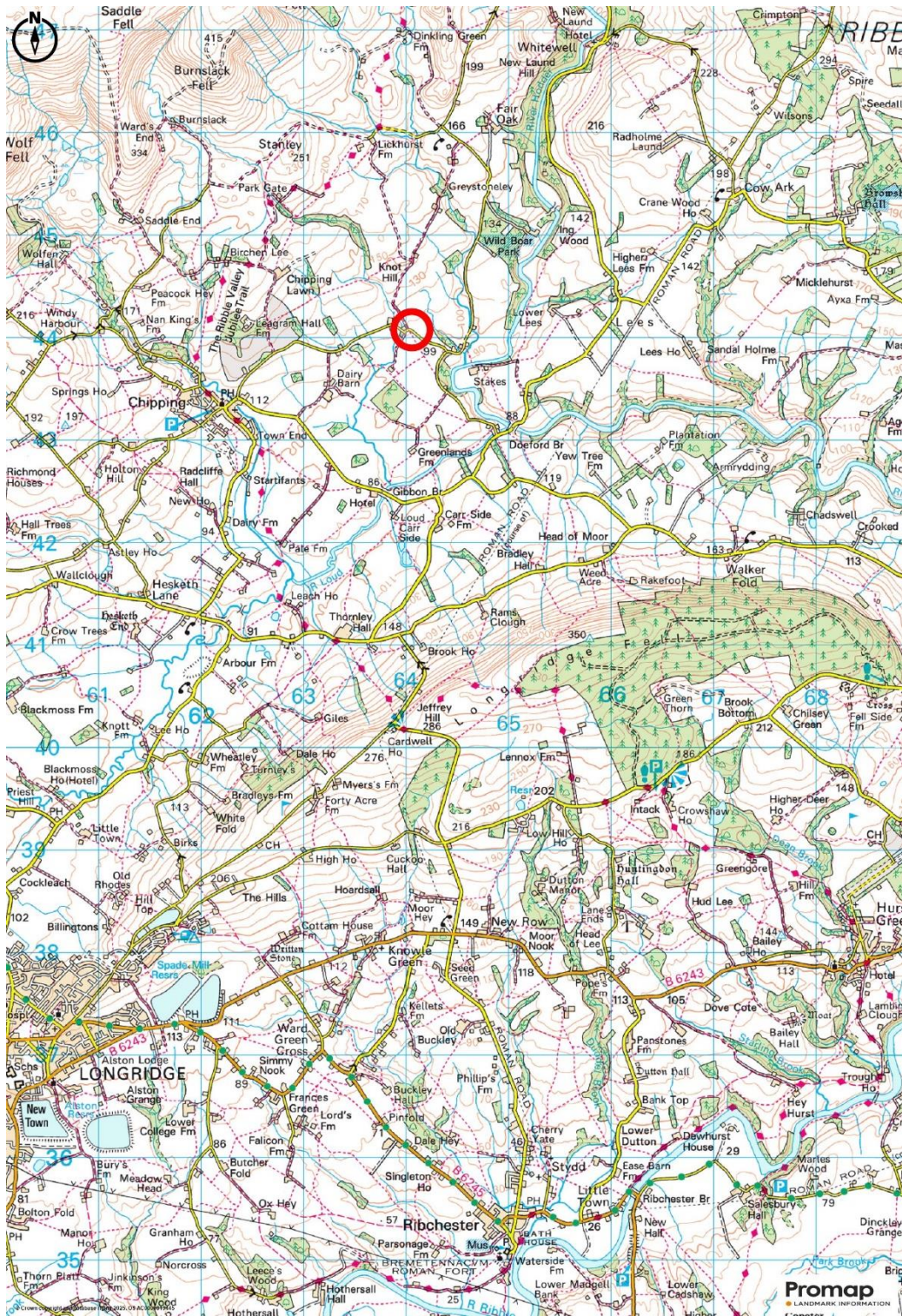
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1210 Sq.Ft
(112.4 Sq.M.)

First Floor
Approx. Floor
Area 545 Sq.Ft
(50.6 Sq.M.)





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