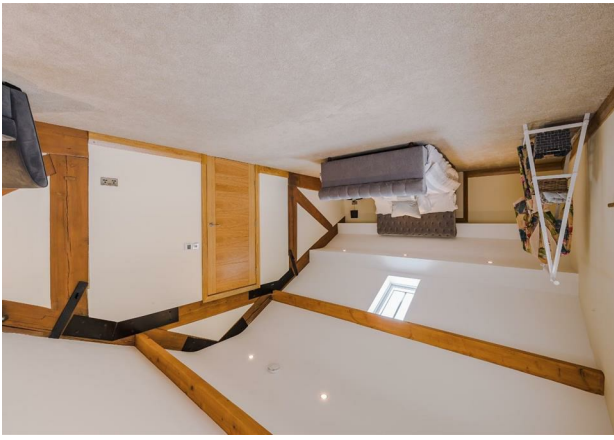


Tenure:  
EPC Rating: D  
Council Tax Band: E

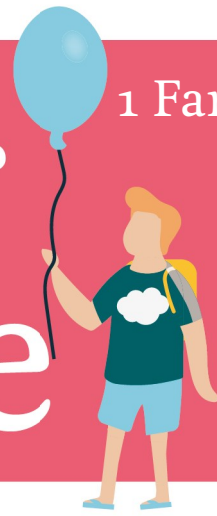
- Stunning barn conversion
- Views towards Boulsworth Hill
- Master bedroom with en-suite
- Open living and Siemens kitchen
- Utility & cloakroom
- Surrounded by open countryside
- 5 Double bedrooms
- Further shower room and luxurious 4 piece bathroom
- Snug/Potential home office
- Approximately 3 1/2 acres with stables and tack room



Because life is

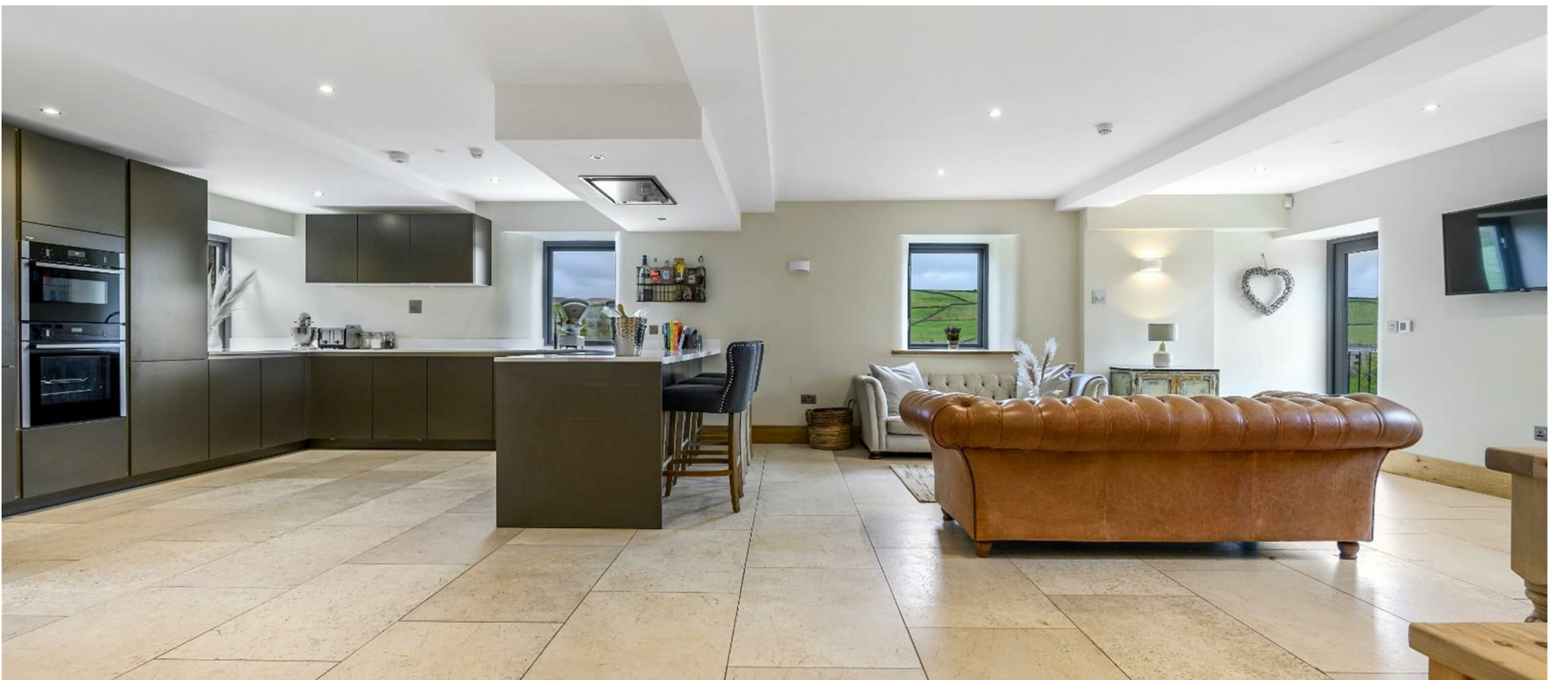
Petty Real™

For Sale



1 Far Wanless Barn Hollin Hall  
Trawden BB8 8QE

£695,000

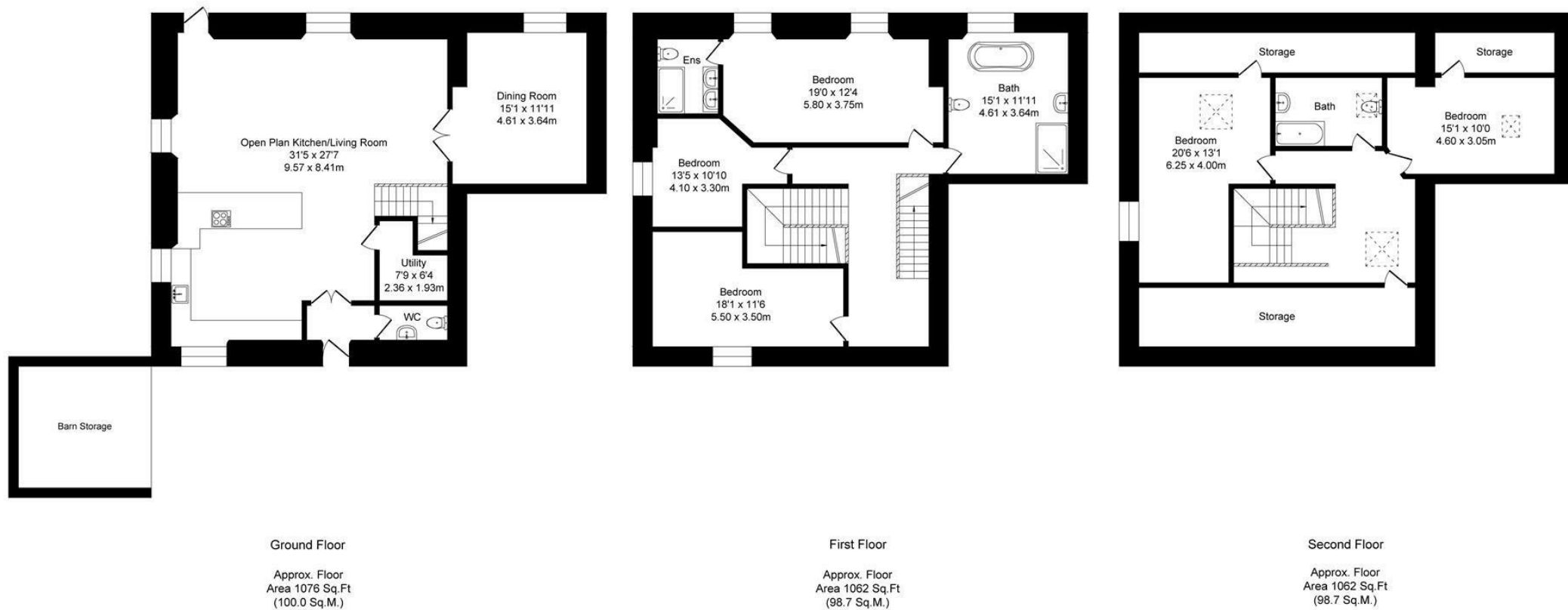




# 5 BEDROOM House - Semi-Detached

1 Far Wanless Farm, Hollin Hall  
Total Approx. Floor Area 3200 Sq.ft. (297.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



## Main Description:

1 Far Wanless Barn is a stunning semi detached barn conversion situated in a beautiful rural setting nestled within the foothills beneath Boulsworth Hill. The property offers well planned exceptional living accommodation and is complemented by quality fixtures and fittings throughout. The property comes with a Professional Consultants Certificate providing a 10 year warranty which has 8 years left remaining.

The accommodation briefly comprises of entrance lobby, two piece cloak room, contemporary open plan lounge, dining room and luxurious SieMatic kitchen which houses an extensive range of matching wall, base and drawer units with Corian work surfaces and a comprehensive range of Neff integrated appliances, separate snug which could be utilized as another reception room or potential home office ideal for anyone working from home. Completing the ground floor accommodation is a good sized utility room.

You ascend to the first and second floors via bespoke solid oak and cut glass staircase. Situated on the first floor is a spacious master double bedroom with fitted bespoke double wardrobe with luxurious en-suite shower room with 'his and her' floating vanity sink units, double shower enclosure and is fully tiled throughout to provide a luxurious yet practical finish. The family bathroom features a contemporary four piece suite with 'slipper' bath, double shower enclosure, floating wc and floating vanity sink unit there are another two double bedrooms on this floor. To the 2nd floor are two further double bedrooms and a luxurious three piece shower room.

All 3 floor levels benefit from thermostatically controlled under-floor heating system. Integrated Fire Control System with fire suppression system to comply with Building Regulations.

Externally there is ample off road parking, garage, approximately 3 1/2 acres of land with stables, tack room & field shelter making this an ideal property for someone with an equestrian interest or looking for a small holding.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property