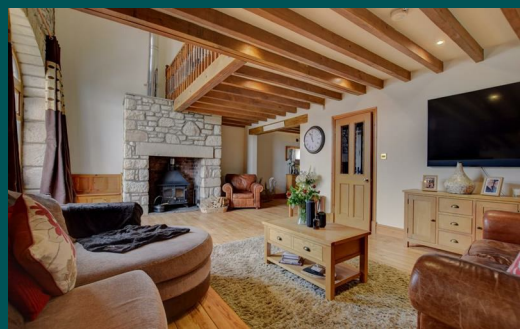


Because life is

Petty  
Real™

2 Slack Booth Barn  
Trawden  
BB8 8SR



## For Sale

- Spacious barn conversion
- Sought after village location
- Ideal for a family
- Open plan lounge and dining room
- Fully fitted kitchen

## Offers Over £400,000

- 4 Double bedrooms
- House bathroom & ensuite
- Off road parking
- Garden to the rear
- Viewing recommended





An individual four bedroom stone-built barn conversion occupying a semi rural position in the highly sought-after village of Trawden. This fabulous one off property has a wealth of original features such as exposed stone walls, wooden beams and has a stone built fireplace with multi fuel stove. It would make an ideal family home with it's close proximity to Trawden Forest Primary School, community centre and with the benefit of Trawden village being voted best place to live in the North West 2022 by The Sunday Times.

The accommodation briefly comprises, spacious open plan lounge and dining room with oak flooring, feature stone fireplace and stairs providing access to the first floor. Fully fitted kitchen which houses an excellent range of shaker style fitted wall, base and island unit, free standing Rangemaster cooker, plumbing for automatic washing machine & dishwasher, UPVC door leading to rear garden. Downstairs two piece cloak room housing WC and wash basin.

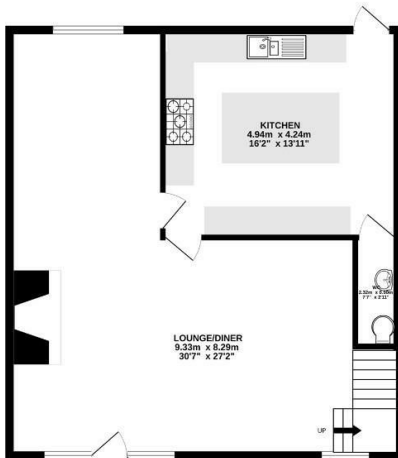
To the first floor is a landing, there are two spacious double bedrooms each has it's own fitted storage cupboards. The master bedroom also benefits from a three piece ensuite shower room. Family bathroom briefly comprises, corner bath, separate shower enclosure, low-level wc, pedestal sink, radiator, and ceiling spotlights. There is an added feature of open mezzanine floor which overlooks the lounge which could be used as a useful home office/ study space. To the 2nd floor are two further large double bedrooms.

Externally to the front is a stone walled forecourt. To the rear is a graveled driveway providing ample off road parking. There is a good sized lawned garden and private block paved patio area.

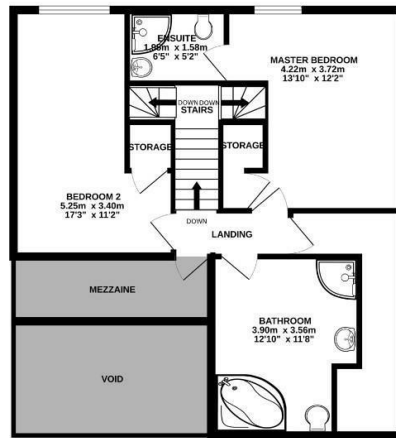
The property benefits from the modern day comforts of double glazing and gas fired central heating.

An internal inspection is highly recommended to appreciate what this property has to offer.

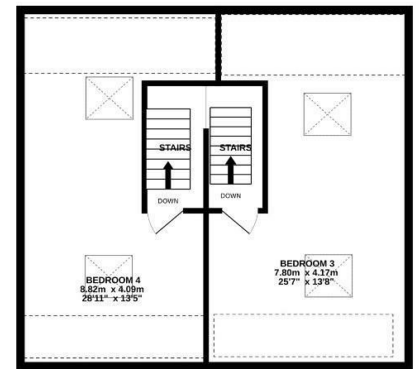
GROUND FLOOR  
72.7 sq.m. (783 sq.ft.) approx.



1ST FLOOR  
58.7 sq.m. (632 sq.ft.) approx.



2ND FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 194.1 sq.m. (2089 sq.ft.) approx.

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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