



**Barnards Farm & Barn**  
**Bethany Lane, Newhey OL16 3RQ**  
**OFFERS INVITED IN EXCESS OF £250,000**

**Adamsons Barton Kendal** are delighted to market this fabulous investment opportunity.

Barnards Farm is a charming 2 bedroomed character cottage and attached is a large, dilapidated barn which could be converted to extend the existing property, or alternatively to develop as an end terraced cottage.

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The properties are both Listed Buildings and are situated in a semi-rural location, enjoying stunning panoramic views, in a popular village setting, conveniently positioned for access to all the usual local amenities.

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The property oozes charm and character throughout and is set in gardens to both front and rear. The attached barn is dilapidated and would require planning permission and listed building consent for its conversion.

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The properties are offered for sale at a competitive price and early viewing comes highly recommended to appreciate the sheer potential of the accommodation and the investment on offer.

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Viewing is highly recommended.

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#### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Barnards Farm** **Ground Floor**

#### **Entrance VESTIBULE**

#### **LOUNGE - 4.6 x 4.7 metres**

A cozy lounge with exposed character beamed ceiling, staircase to the first floor

#### **KITCHEN - 4.5 x 2.1 metres**

A single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM - 4.5 x 3.7 metres**

A range of fitted wardrobes

#### **BEDROOM TWO - 2.5 x 2.7 metres**

#### **Family BATHROOM - 2.1 x 2.1 metres**

Panelled bath with shower above, pedestal wash hand basin, low level wc

### **Externally**

The property enjoys a tiered rear garden with a decked patio area, perfectly positioned to take in the wonderful open countryside views.



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## Barnards Barn

The barn is dilapidated and irregular in shape and its conversion will require planning permission and building regulation approval.

## Tenure

We understand that the properties are held Freehold

## Council Tax Band

Band B

## Energy Performance Certificate

TBC



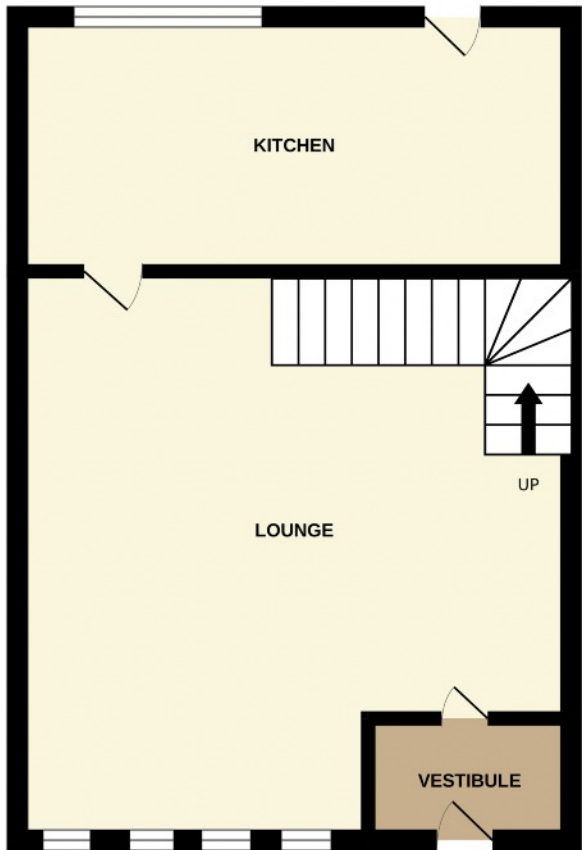
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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

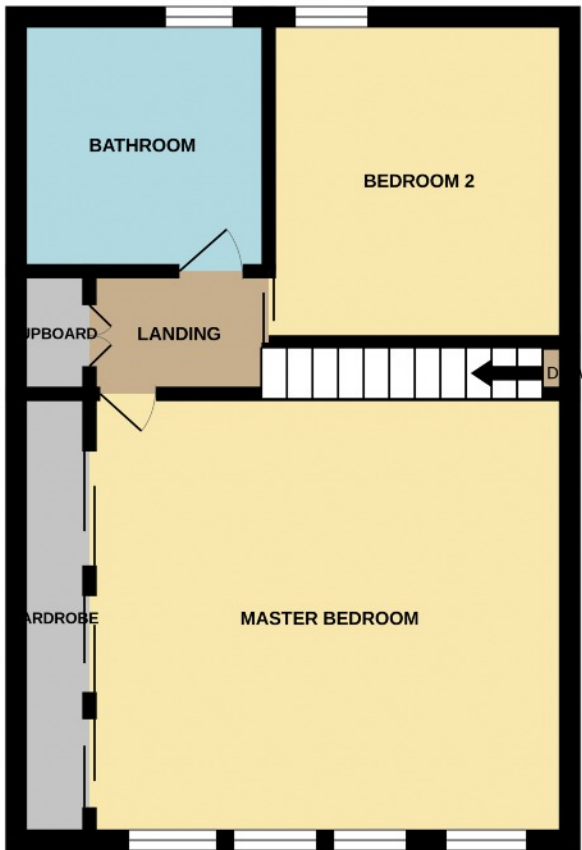
## ADAMSONS BARTON KENDAL



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) 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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