



Owl Barn, Hampsons Farm, Smithills

£695,000

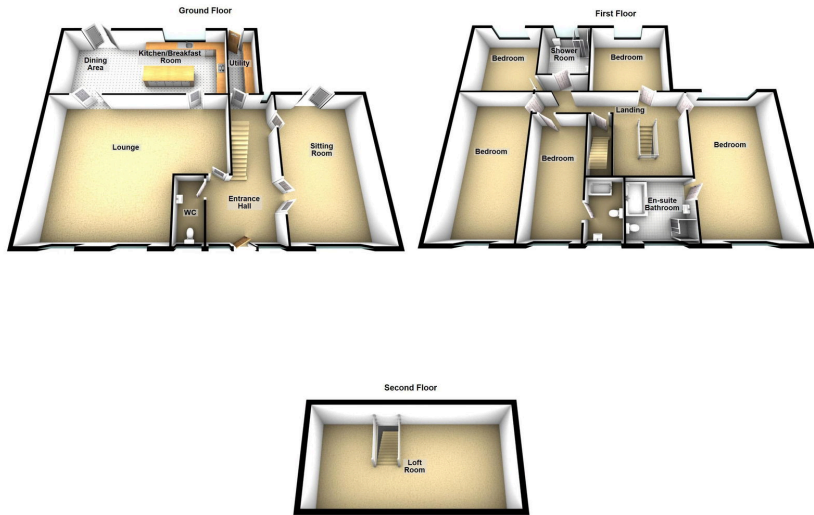
🛏️ 6 🚿 2 🚗 2



- Mews Barn Conversion
- Five Bedrooms
- Two Reception Rooms
- Superb Family Home
- Over 4000 Square Feet of Living Space
- Stunning Throughout
- Panoramic Views
- EPC - E



Surrounded by open countryside is this beautifully presented five bedroom mews barn conversion situated in a prized Smithills location. Owl Barn sits in an elevated position with stunning views over Bolton and beyond. This substantial family home is ideal for those looking to retreat from the hustle and bustle of everyday life, yet is conveniently located close to excellent local schools, amenities and transport links. Internally the living accommodation is to three floors. The ground floor hallway leads you to a substantial lounge, a second bright an airy lounge and the hub of the house the stunning modern kitchen with large island, ideal for entertaining plus a utility room. Off the second floor landing there are five double bedrooms (master with stunning En-suite bathroom), and family bathroom. Externally there are substantial gardens and parking. Viewings are highly warranted to appreciate the standard of finish along with the vastness of accommodation on offer.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	50
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688