



Roecroft Farm Barn Ulnes Walton Lane, Ulnes Walton, Leyland

Price Guide £250,000



Full planning permission for conversion of Unit 3, Roecroft Farm Barn to a four bedroom dwelling with garage, gardens and views to the rear.

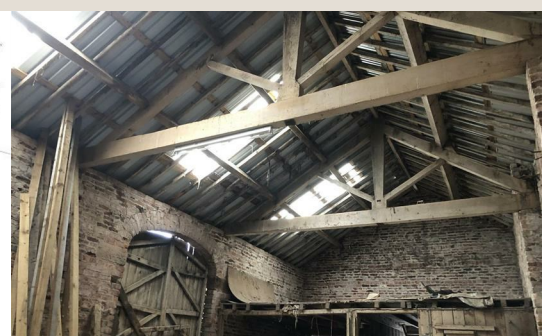
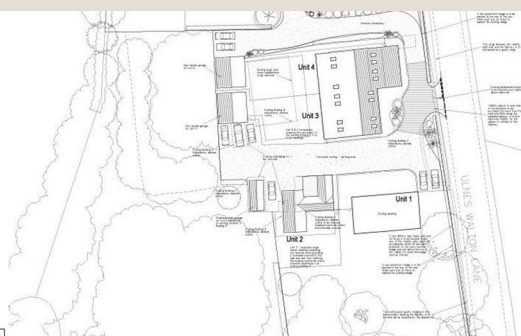
UNIT 3 & 4



first floor plan



ground floor plan



Detached brick built barn

Full planning permission granted

PP to convert into a four bedroom dwelling with garage and gardens to rear.

Roecroft Farm Barn (Unit 3) offers a superb opportunity for a self builder to convert one half of the barn into a four bedroom dwelling, measuring 2143 sq.ft with garage and gardens to rear. Full planning permission documentation can be found on the Chorley Borough Council website to include elevations, conditions, etc under reference 22/00509/FUL..

PROPOSED ACCOMMODATION

ENTRANCE HALL

Stairs to first floor accommodation. Built in storage cupboard. Double doors to lounge.

SHOWER ROOM

UTILITY ROOM

OPEN PLAN LIVING/DINING/KITCHEN

Windows to side elevations, sliding/bi-fold doors to rear and exit door to side.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

Velux windows to front elevation.

EN-SUITE SHOWER ROOM

BEDROOM 2

Velux windows to front elevation

EN-SUITE SHOWER ROOM

BEDROOM 3

Velux windows to rear elevation.

BEDROOM 4

Velux windows to rear elevation.

FAMILY BATHROOM

Window to rear elevation.

EXTERNAL

The property will be approached via a shared driveway leading to the garage and parking area to the rear of the property. Gardens to the rear with open views.

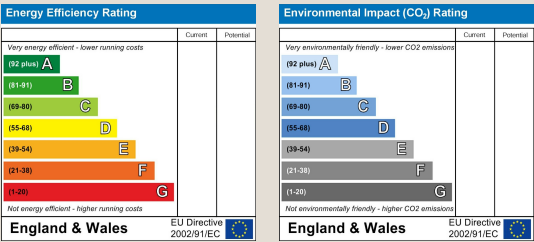
Area Map



Floor Plans



Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393
Email: sales@angelaburnett.com www.angelaburnett.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.