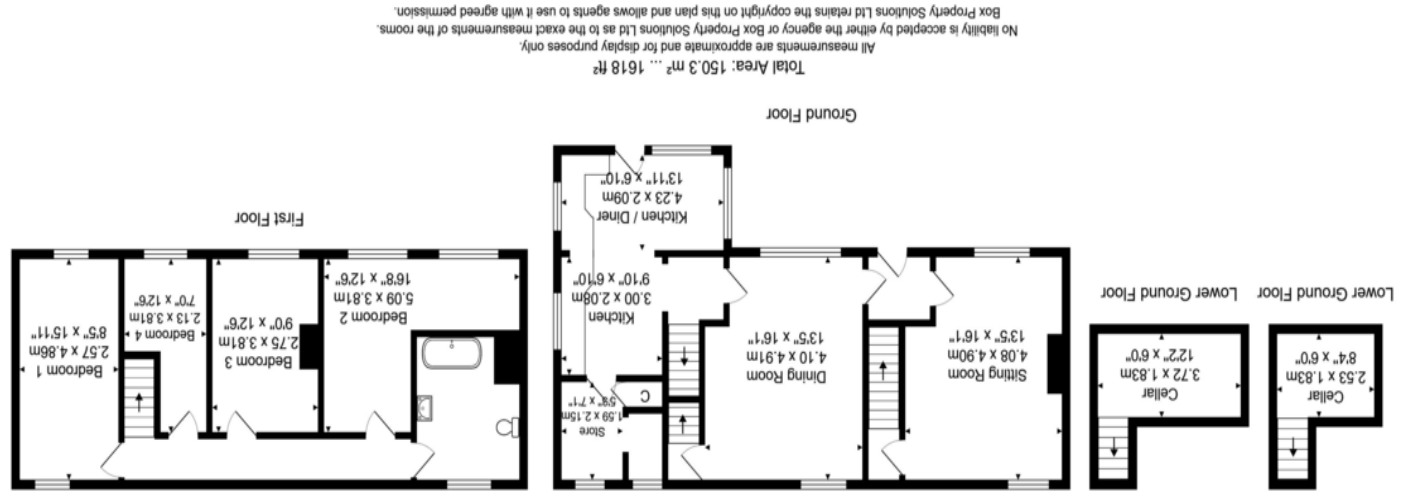


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

75 | c

59 | d



**BARKERS**  
*Select Collection*



**40 Lumb Bottom Coneycroft**  
Drighlington, BD11 1LY  
Asking Price £389,950

- STUNNING FARMHOUSE
- SPACIOUS SOUTH FACING GROUNDS
- PERMISSIVE PARKING
- LOUNGE, DINING ROOM
- DINING KITCHEN
- UTILITY/STORE ROOM
- FOUR BEDROOMS
- HOUSE BATHROOM
- SOUGHT AFTER LOCATION





# Full Description

## DESCRIPTION

Situated in this idyllic rural location is this stunning four bedroomed farmhouse which occupies a generous South facing plot with landscaped gardens and permissive parking. The property is accessed via a private road which gives access to just two properties and must be viewed to be appreciated. Ideally situated within easy reach of local amenities and just minutes from junction 27 of the M62 making it ideal for commuters. The property benefits from double glazing, gas central heating and quality fixtures and fittings throughout. The accommodation briefly comprises: Entrance hall, lounge, dining room, dining kitchen, utility/store room, two cellar rooms, four bedrooms and house bathroom. This property offers huge potential for extension subject to the necessary consents.

## ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading down to the cellar rooms and doors lead to the lounge and dining room.

## LOUNGE

16' 1" x 13' 5" (4.9m x 4.09m)

Featuring a fire place with a living flame gas fire and pleasant views across the garden.

## DINING ROOM

16' 1" x 13' 5" (4.9m x 4.09m)

The focal point of this room is an inglenook fireplace with wood burning stove. It has oak flooring and a door leading into the inner hallway.

## CELLAR ROOMS

The cellar is split into two rooms, one measuring 8'4" x 6'0" and the other measuring 12'2" x 6'0" and offer excellent storage.

## INNER HALL

A door leads into the dining kitchen and a staircase leads to the first floor landing.

## DINING KITCHEN

The kitchen area measures 9'10" x 6'10" and opens out to the dining area measuring 13'11" x 6'10". The kitchen is fitted with a range of oak wall and base units with splash back tiling, complementary work surfaces and an inset 1 1/2 bowl sink with mixer tap and drainer. There is a double oven and gas hob with a built-in extractor over, plumbing for a washing machine and tiled flooring. A door leads out to the rear garden and a further door leads into the utility/store room.

## UTILITY/STORE ROOM

7' 1" x 5' 9" (2.16m x 1.75m)

Provides excellent storage and a door leads to a further storage pantry.

## FIRST FLOOR LANDING

Doors lead to four double bedrooms and the house bathroom.

## BEDROOM ONE

16' 8" max x 12' 6" max (5.08m x 3.81m)

Double room with views across the garden.



## BEDROOM TWO

15' 11" x 8' 5" (4.85m x 2.57m)

Double room with views across the garden.

## BEDROOM THREE

12' 6" x 9' 0" (3.81m x 2.74m)

Double room with views across the garden.

## BEDROOM FOUR

12' 6" x 7' 0" (3.81m x 2.13m)

Double room with views across the garden.

## HOUSE BATHROOM

Fitted with a luxury four piece suite which comprises of a roll top freestanding bath with mixer shower tap, W.C., wash hand basin inset into a vanity unit and a shower cubicle with a waterfall shower head. Also featuring a Victorian style radiator and part tiled walls.

## EXTERIOR

The property occupies a generous South facing plot with are largely lawned with a paved patio area, feature lamp post and a large selection of mature trees and shrubs. There is permissive parking.

## DIRECTIONS

From our Birkenshaw office turn left on Whitehall Road and at the roundabout proceed straight across. When you reach the traffic lights at the cross roads proceeds straight across and continue along Whitehall Road. After approximately 1/2 a mile turn right onto Old Lane and at the top turn right into Lumb Bottom.

