

The Cottage, Isherwood Farm, Watling Street, Affetside,  
Bury BL8 3QT







## The Cottage

Isherwood Farm, Affetside,  
Bury  
BL8 3QT

**SUBJECT TO AGRICULTURAL OCCUPANCY  
CONDITION**

**Guide Price: £320,000**

- Detached two bedroomed stone built bungalow
- Re-fitted Kitchen and Bathroom
- Lawned gardens and ample vehicle parking
- Attractive location in open countryside



**Entrance Porch · Dining Hall · Sitting  
Room · Dining Kitchen · Utility/  
Laundry · Inner Hallway · Bedroom 1  
· Bedroom 2 · Bathroom · Lawned  
Gardens · Ample Parking**

Tottington: approx. 1 mile

Bury: approx. 3.5 miles

Manchester: approx. 16.5 miles

A detached stone built bungalow with lawned gardens and ample parking, enjoying an attractive location in open countryside on the edge of the village of Affetside.

Handsomely constructed in semi-dressed natural stone with a pitched blue slate roof, the property is extremely well appointed with a recently refitted kitchen and bathroom and provides easily managed accommodation over a single floor.

#### ACCOMMODATION

Entrance Porch; Dining Hall; Through Sitting Room with open fire dog grate set in carved Inglenook style fireplace; Dining Kitchen with range of high quality fitted base and wall units with laminate worktops, Rangemaster electric stove with induction oven, extractor hob and integral microwave, dishwasher, inset sink with mixer taps and fridge freezer; Utility/Laundry with range of fitted base units, inset sink with mixer taps, plumbing for automatic washing machine and dryer, oil fired central heating boiler, range of fitted cupboards, separate toilet off with low suite WC; Inner Hallway with access to open roof void with purlins suitable for boarding out for the provision of first floor accommodation (subject to obtaining the necessary Building Regulations approval); Two good sized Bedrooms and Bathroom with three piece suite comprising panelled bath with over bath power shower, low suite WC and hand basin, heated towel rail, ceiling spotlighting.

Outside: Spacious lawned gardens to all sides with mature trees and shrubbery. Separate gravelled entrance with double gates, turning circle and ample vehicle parking.

#### SERVICES

The property has the benefit of mains water, drainage and electricity and is heated by an oil fired central heating system. The property also has the benefit of timber framed sealed unit double glazing.

#### AGRICULTURAL OCCUPANCY RESTRICTION

It is a condition of the Planning Decision No C/26363/91 granted by Bury Metropolitan Council on 28 November 1991 that "the occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture, as defined in Section 336(1) of the Town & Country Planning Act 1990 (including any dependents of such a person residing with him/her) or a widow or widower of such a person". Prospective Purchasers must satisfy themselves that they can comply with the Occupancy Condition.

#### COUNCIL TAX

The property is assessed as Band D for Council Tax purposes.

#### LOCAL AUTHORITY

The Local Authority for The Cottage, Isherwood Farm is:

Bury Metropolitan Borough Council  
Town Hall  
Knowsley Street  
Bury  
BL9 0SW  
Tel: 0161 253 5000

#### OFFERS

The property is being offered for sale with a guide price of £320,000 which, in our opinion, reflects the Agricultural Occupancy Condition. To make an offer please contact Simon Smith, Matthew Cornish or Adam Winthrop on 01756 692900.

#### VIEWING ARRANGEMENTS

The property can only be viewed by appointment with the Sole Selling Agents, WBW Surveyors Ltd. To make an appointment please contact Lisa Bickerton or Chloe Winter on 01756 692900.

Details Prepared: July 2020





## Floor Plan & EPC



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

