



- * Detached Four Bedroom House
- * Detached 2 Storey Barn
- * Attached 2 Storey Original Stables
- * Approx 0.4 Acre Garden
- * Requires Updating & Refurbishing
- * No Chain







Bells Lane, Lydiat

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Bridge House, Bells Lane, Lydiate

Unique Detached property situated in a semi-rural canal side location with approx 0.4 acres.

Property Comprises Of;

Entrance Hall 16'3" x 14'4"

Downstairs WC - wash basin & WC

Lounge 18' x 15'9" - feature fireplace & box bay window

Dining/Sitting Room - 16'3" x 15'9"

Kitchen 14'9" x 15'10" - fitted wall & base units with halogen hob, electric oven, integrated microwave, partially tiled walls, tiled floor.

Utility Room 7'7" x 11'4" - wall & base units with stainless steel sink, radiator, plumbing for washing machine & dishwasher

Bedroom One 17'1" x 16'4" - fitted wardrobes
(En-Suite 14'6" x 5'6")

Bedroom Two 15'3" x 9'4"

Bedroom Three 16'2" x 7'9"

Bedroom Four 12'4" x 11'11"

Bathroom 11'9" x 5'6"

Basement:

The property is positioned on a sloping plot and therefore the basement/floorplan of the main house extends to the ground floor to the rear. The cellar rooms benefits from natural light windows and a door to the cobbled courtyard area to the rear.

The front of the property faces the canal side at a higher level and access to the private drive is via the tow path adjacent to the canal. (£12 p.a. payable to the canal and river trust for use of the Tow Path) The private drive and cobbled courtyard provides ample turning space and parking for several vehicles.

Cellar One 15'3" x 11'8"

Cellar Two 16'11" x 15'4"

Cellar Three 15'6" x 15'0"

Cellar Four 16'6" x 12'0"

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Exterior:

Generous gardens with 4 sides approx 0.4 acres

Feature well

Detached Barn 36'0" x 18'2"

Generous detailed 2 storey building, ideal for extra accommodation

Granny flat, studio, games room, gym etc

Detailed double garage

Stable - Attached to the main house. A 2 storey building. The original stable giving more extra storage space with potential to include into the main house accommodation.

Separate boiler room

Mains drains and sewage

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