



 pearson ferrier  
**BLACK LABEL**

3 Old Hall Mews  
Brandlesholme, BL8 4LS  
Offers Over £500,000



# 3 OLD HALL MEWS


Old Hall Mews, Brandlesholme is a superbly presented, four bedroom property that forms part of this stunning farm and barn conversion. The house is offered with early completion available and enjoys stunning southerly views over neighbouring farmland. The house has the distinct advantage of private parking and a large detached garage in an adjoining colony. The property has the usual benefits of gas fired central heating and is double glazed. The house is within a short drive to Bury , Holcombe Brook and Ramsbottom centres and is a short drive to the motorway network. The accommodation briefly comprises; reception hallway with return stairs to a galleried landing, large wc/cloaks, study, spacious lounge with french window leading to the rear gardens, dining room, recently fitted breakfast kitchen, utility room, first floor, master bedroom with fitted wardrobes and an ensuite shower, three further bedrooms, a large storage closet and a further bathroom off the half landing. There are enclosed gardens with a southerly aspect.

EPC - D  
Council Tax Band - G  
Leasehold  
Ground Rent - £100per annum  
Remaining Lease Years To Be Confirmed.





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	













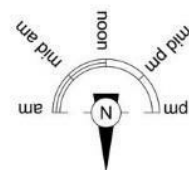


# 3 Old Hall Mews

Approximate Gross Internal Area : 199.96 sq m / 2152.35 sq ft

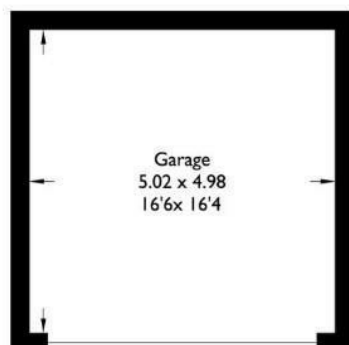
Garage : 24.99 sq m / 268.99 sq ft

Total : 224.95 sq m / 2421.34 sq ft

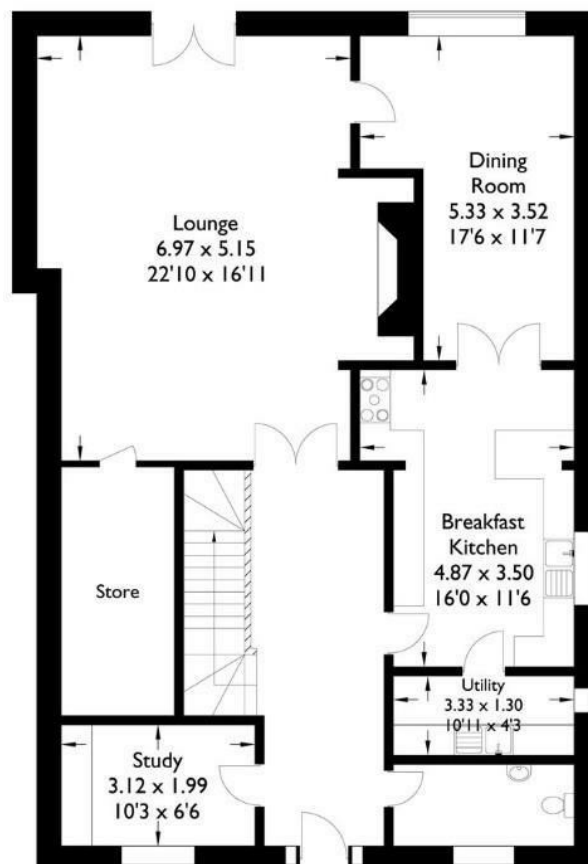


----- Restricted Head Height

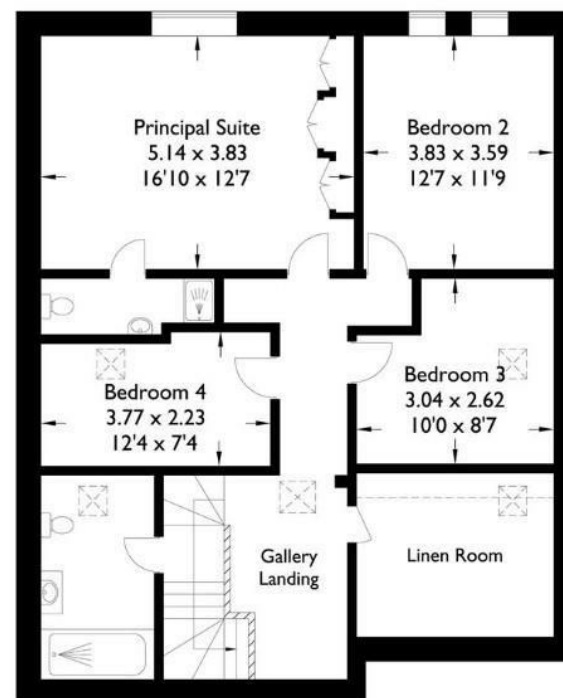
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage



Ground Floor



First Floor





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