



## Tanamera Keeps Barn

Crossmoor, PR4 3XB

\*\*\*WATCH THE VIDEO TOUR\*\*\* Tanamera Keeps Barn is a deceptively spacious converted barn situated in a picturesque rural location with open fields to both front and rear aspects. Located in the quaint village at Crossmoor with local amenities, primary school and pubs at Inskip and Elswick nearby. In addition, the M6 motorway network is easily accessed making it ideal for those that commute but want countryside living. The accommodation ( approx. 2,300 square ft) consists of spacious entrance hall with staircase leading to a large galleried landing with elevated views. The ground floor benefits from a generous sized lounge, sitting room, useful 'home office' which could also be used as a playroom, Breakfast Kitchen and utility room. The first floor includes four good sized bedrooms with the master including a modern three piece ensuite shower room, Impressive contemporary four piece family bathroom. The property is accessed by a private road shared with a couple of other neighbouring properties, there is ample parking to the front and additional gated parking to the side should you need it. The spacious enclosed rear garden is predominantly lawned with flagged and raised timber decked patios. we are advised that there is an additional plot directly behind the garden that has current agricultural ties. This type of property in such a fabulous location rarely come to the market and as such we anticipate high levels of interest. No upwards chain!

Offers around £395,000

# Tanamera Keeps Barn Preston Road

Preston, PR4 3XB



- **\*\*WATCH THE VIDEO TOUR\*\***
- Rural Village Location with Open Aspects To The Front & Rear
- Impressive galleried landing, Four Good Sized Bedrooms
- Early Viewing Highly Recommended, No Upward Chain
- Fabulous Barn Conversion
- Convenient For Commuters With M6 Easily Accessible
- Recently Installed Ensuite And Family Bathroom
- Spacious Family Sized Accom (Approx. 2300 sq ft)
- Spacious Entrance Hall, Large Lounge, Sitting Room, Home Office, Breakfast Kitchen, Utility Room
- Ample Parking To The Front And Side, Large Rear Garden with Additional Plot

## Entrance Vestibule

## Hallway

14'9" x 9'5" (4.50m x 2.87m)

## Impressive Lounge

23'5" x 17'5" (7.14m x 5.31m)

## Home Office / Study

14'10" x 8'6" (4.52m x 2.59m)

## Breakfast Kitchen

14'9" x 14'3" (4.50m x 4.34m)

## Utility Room

9'3" x 8'2" (2.82m x 2.49m)

## Sitting Room

22'6" x 12'2" (6.86m x 3.71m)

## First Floor Spacious Landing

19'4" x 9'4" (5.89m x 2.84m)

## Master Bedroom

13' x 12'6" (to fitted wardrobes) (3.96m x 3.81m (to fitted wardrobes))

## Modern Three Piece Ensuite

## Bedroom Two

15'1" x 11'1" (4.60m x 3.38m)

## Bedroom Three

14'10" x 11'9" (4.52m x 3.58m)

## Bedroom Four

17'3" x 8'5" (5.26m x 2.57m)

## Modern family Bathroom

## Outside



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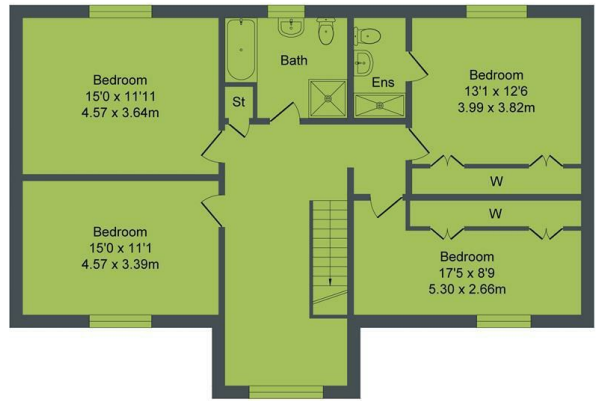
# Floor Plan

## Off Preston Road, Crossmoor Total Approx. Floor Area 2325 Sq.ft. (216.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



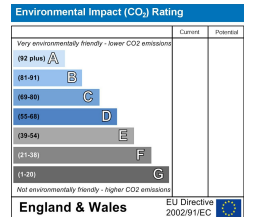
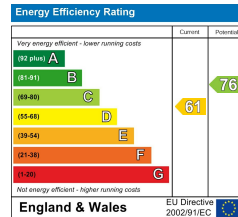
Ground Floor  
Approx. Floor Area 1307 Sq.Ft (121.4 Sq.M.)



First Floor  
Approx. Floor Area 1018 Sq.Ft (94.6 Sq.M.)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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