

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>			
(55-68) <b>D</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		

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.

## Helmshore Road, Holcombe, BL8 4PQ

£400,000

PARTIALLY CONVERTED THREE BEDROOM BARN SET OVER THREE FLOORS

Nestled on Helmshore Road in the picturesque village of Holcombe, Bury, this barn conversion presents a remarkable opportunity for those with a vision and a flair for design. The property, which is currently in the process of being converted, has received planning permission to transform it into a spacious three-bedroom home spread over three inviting floors.

Once completed, the residence will boast an open-plan living, dining, and kitchen area, perfect for modern living and entertaining. The design promises to blend the rustic charm of farmhouse aesthetics with contemporary comforts, creating a unique and welcoming atmosphere.

Situated in an enviable location, the property offers breathtaking views of the surrounding countryside, allowing you to enjoy the tranquility of rural life while still being conveniently close to essential amenities. Local schools and major commuter routes are easily accessible, making this an ideal choice for families and professionals alike.

# Helmshore Road, Holcombe, BL8 4PQ

£400,000



- Partially Converted Barn
- Spread Across Three Floors
- Tenure Freehold
- Planning Permission for Three Bedroom Property
- Envious Location
- Council Tax Band TBC
- Bursting with Potential
- Countryside Views Surrounding
- EPC Rating TBC

## Ground Floor

37'5 x 35'6 (11.40m x 10.82m )

Four UPVC double glazed windows.

## First Floor

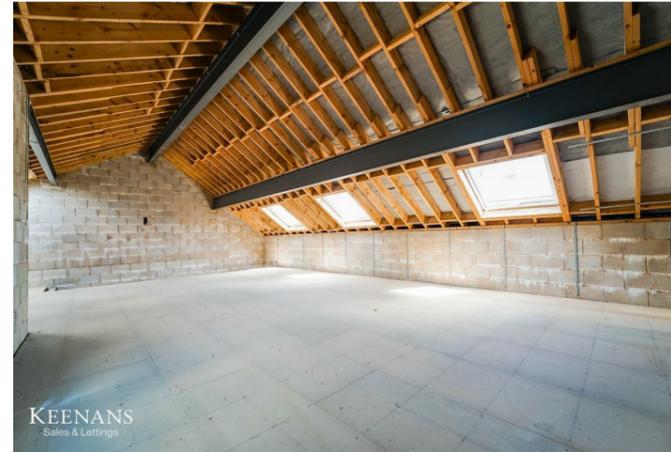
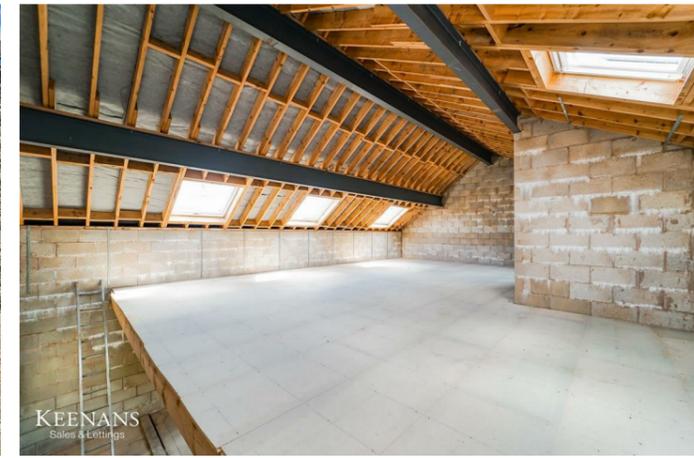
37'5 x 35'6 (11.40m x 10.82m )

Four UPVC double glazed windows and UPVC double glazed French doors to rear.

## Second Floor

37'5 x 35'6 (11.40m x 10.82m )

UPVC double glazed window and five Velux windows.



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