90a Watling Street, Affetside

Offers Over £485,000

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Every step of the way

90a Watling Street

Affetside, Bury

Top Height Farm offered for sale with no chain! A historic farmhouse dating back to the 1820s, nestled in the highly sought-after semi-rural village of Affetside. Perfectly positioned for those who crave countryside charm without sacrificing convenience, this character-filled home is surrounded by rolling landscapes and boasts breathtaking rear views over the garden, Holcombe Hill, and the iconic Peel Tower.

The accommodation briefly comprises; entrance porch, hallway with vaulted ceilings, two open place reception rooms with stunning fireplaces and original beams. Fully fitted kitchen with a range of integral appliances, separate utility/WC space. To the first floor there are four bedrooms, the master has a Juliette style balcony enjoying the rear views, a walk in wardrobe, there is also a large landing storage area, offering the potential to convert into an en-suite if desired. The family bathroom boasts 'his and hers' sinks, bath, sperate shower, wc and bidet.

The property is set on a generous plot, boasting beautifully kept gardens and off-road parking for two vehicles. To the side, a shared access driveway leads to a neighbouring property at the rear. Adding to the charm of the outdoor space is a lovely stone-walled fish pond, mature well stocked borders, paved patios and lawn space.

Early viewing is highly recommended to truly appreciate everything this exceptional home has to offer and to avoid missing out.

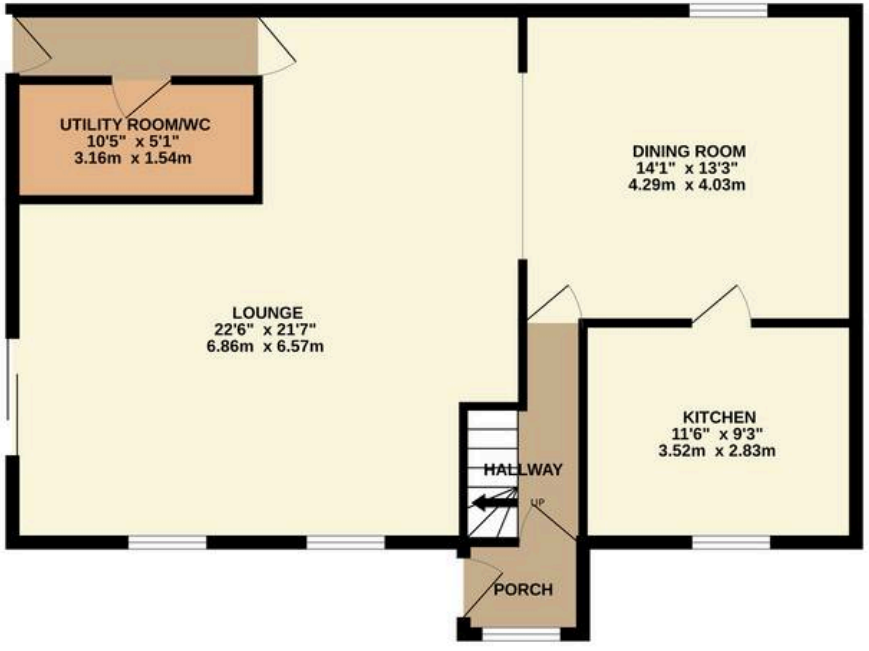
Council Tax band: F

Tenure: Freehold

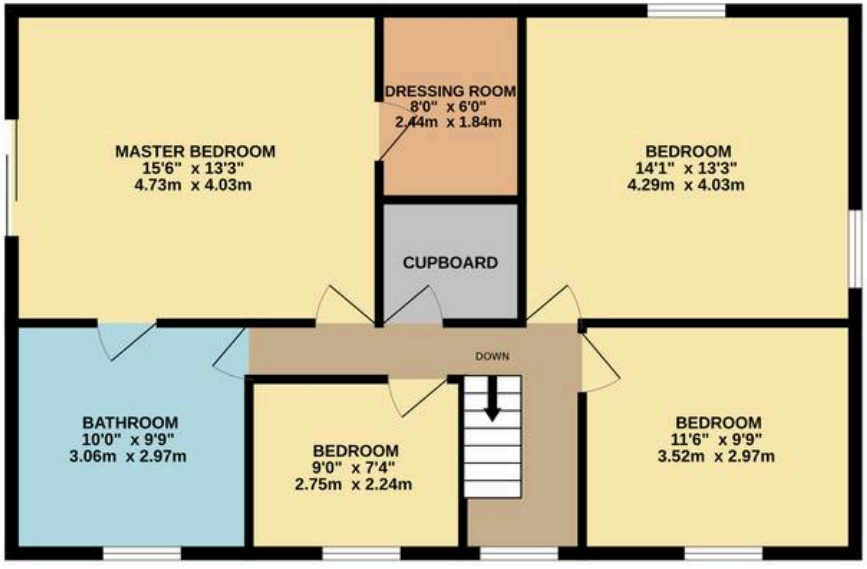
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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