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Hill Lane
Colne BB8 7EF

£495,000



Key Features:

- Substantial farmhouse & attached barn
- Development potential
- 4 Bedrooms
- Extensive conservatory
- Modern 4-piece bathroom
- Outstanding views
- Many original features
- Lounge with stone staircase
- Dining kitchen, utility & cloaks
- Extensive lawned gardens

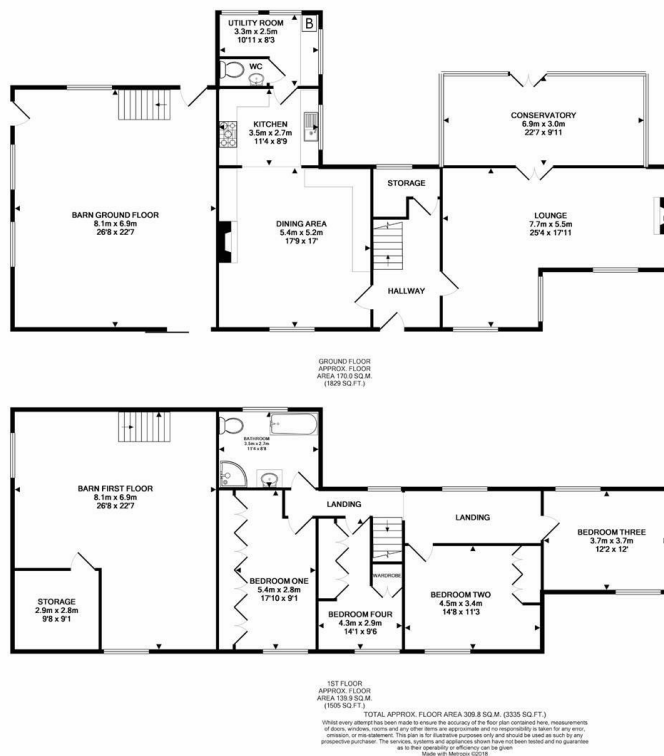
Tenure:

EPC Rating: E

Council Tax Band: G



4 BEDROOM House - Detached



Main Description:

Located in a quiet secluded position off Hill Lane with outstanding countryside views towards Bousworth, Winewall and Trawden this detached farmhouse with attached barn offers excellent development potential. The original barn section of the property dates back to the 1840's with the remainder of the farmhouse being built thereafter. The property still retains many of its original features to include original open fireplace.

The accommodation comprises on the ground floor an entrance hallway accessed by a hardwood door and excellent sized L-shaped lounge with cast iron open fireplace and surround. An unusual feature of this room is an original stone staircase. There is an extensive UPVC double glazed conservatory with French UPVC double glazed doors leading to the rear garden. The excellent sized spacious dining kitchen houses a good range of fitted wall and base units with complementary work surfaces and splashbacks, integrated double Neff oven, five ring gas hob with extractor hood over, stainless steel sink unit, exposed stone fireplace and gas stove. There is a good sized utility room with base units, complementary work surface and gas fired combination boiler and a two piece cloakroom.

To the first floor is an excellent sized landing. There are three good sized double bedrooms and fourth single bedroom and three of the bedrooms have fitted wardrobes. The bathroom houses a modern four piece suite in white comprising Jacuzzi bath, vanity sink unit, wc and shower cubicle.

Attached to the main farm building is a two storey unconverted barn which has development potential to either extend the existing living accommodation to create a larger dwelling or the barn could be converted into a separate dwelling/granny annex. This would be subject to obtaining the necessary planning consents.

Externally to the front of the property is a garden area which is laid mainly to lawn with bedding plants and shrubbery. To the rear is an extensive lawned garden laid ma



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property