



Off Bowden Avenue, Pleasington

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- Impressive Detached Barn Conversion
- Set In Approx. 2.5 Acres
- Six Double Bedrooms
- Modern Open Plan Dining Kitchen
- Beautifully Presented
- Detached Garage and Barn
- Enviaable Open Views
- Extensive Driveway
- Fantastic Family Home

Viewing: By appointment via the agent:

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Introduction

A BEAUTIFUL, SEMI RURAL BARN CONVERSION WITH OUTBUILDINGS AND ENVIABLE VIEWS!

Tongue Hill farm sits in own double gated plot of approximately two and half acres. Private and secure, the property is accessed via an attractive private lane off Bowden avenue, in a highly regarded area of Pleasington. An outstanding stone built home dating back to 1735, the grade 2 listed property has character in abundance, including stone reveals, mullion windows and surprisingly high ceilings. Although obviously characterful, the property has been modernised sympathetically by its current occupants with the addition of quality fixtures and fittings throughout and an open plan structure- perfect for the growing family! Boasting bright and spacious accommodation throughout, the property comprises briefly; An entrance porch leads you to a welcoming and bright hallway. The hallway houses a staircase to the first floor and has doors leading to a utility room, cosy reception room and a living diner. The reception room allows through access to a larger reception room/family room with twin aspect mullion windows and through access via double doors to a snug/playroom, which has a staircase down to a quaint cellar space. The living diner allows open access to the kitchen, providing an enviable open space for entertaining family and friends. The kitchen is fitted with a quality oak panelled kitchen and incorporates a variety of integrated appliances, mostly of which are NEFF and a central island unit. The kitchen has an adjoining back hallway which has access to a WC. To the first floor, the property boasts a lengthy landing hallway which allows access to a family shower room and six bedrooms, the master benefiting from en suite facilities and another including a mezzanine area above.

Externally, the property includes a vast garden of lawn and surrounding patio areas with an expanse of tarmacadam driveway space and a detached double garage on entry. Also situated in the gated boundary, predominately fenced and with a hedge border, stands a detached barn which is used by the current occupants as a gym and party barn, but with planning permission granted could be transformed into a self contained annex or cottage.

Offering over 3600 sq ft of living space in the main building alone, this truly unique home is certainly one not to be missed. The dream home for any growing family! Viewings are essential and can be arranged by calling our Blackburn team today.

Ground Floor

Entrance Porch

Wood panelled front entrance door, central heating radiator, stone flooring and hardwood leaded double doors to the hallway.

Hallway

6.60m x 2.92m (21'8 x 9'7) Original leaded mullion window, wood flooring, cornice coving, ceiling rose, smoke alarm, stairs to the first floor, feature wall light and doors to living diner, reception room one and utility.

Utility Room

2.69m x 2.44m (8'10 x 8') Original leaded mullion window, twin flush WC, pedestal wash basin, fitted utility cupboard, Victorian style radiator, wood effect flooring, cupboard housing the combination boiler, feature wall light and exposed beams.

Reception Room One

4.80m x 3.61m (15'9 x 11'10) Original leaded mullion window, central heating radiator, wood flooring, television point, gas fire with cast iron surround and stone mantel and door to reception room two.

Reception Room Two

7.57m x 4.32m (24'10 x 14'2) Three leaded mullion windows, three central heating radiators, wood flooring, television point, exposed beams, cast iron multi fuel burning stove with York stone surround and double doors to reception room three.

Reception Room Three

6.96m x 2.95m (22'10 x 9'8) Twin aspect original leaded mullion windows, two central heating radiators, side entrance door and stairs to the basement.

Basement

4.09m x 3.35m (13'5 x 11') Cast iron mullion window, central heating radiator, currently used as a studio.

Living Dining Room

7.98m x 4.80m (26'2 x 15'9) Twin aspect leaded mullion windows, Victorian style radiator, oak flooring, spotlights, television point, bespoke fitted floor to ceiling storage, surround speakers and open to the kitchen.

Kitchen

5.38m x 5.11m (17'8 x 16'9) Twin aspect leaded mullion windows, oak flooring, range of multi tonal grey oak panelled wall and base units with centre island, silestone surfaces and upstands, moulded stainless steel sink with mixer tap, one and a half bowl sink, moulded drainer and mixer tap, Aga oven with hot plate, Neff coffee machine, electric oven in a high rise unit, integrated dishwasher, integrated fridge freezer, under unit lighting, television point and door to the back hall.

Back Hall

2.67m x 1.70m (8'9 x 5'7) Wall and base units with solid granite surfaces, Belfast sink, oak flooring, Victorian style radiator and doors to WC and to the rear.

WC

1.80m x 1.14m (5'11 x 3'9) Original leaded mullion window, low basin WC, pedestal wash basin, upright radiator and oak flooring.

First Floor

Landing

12.17m x 4.11m (39'11 x 13'6) Loft access, central heating radiator, mullion window, Victorian style radiator, alarm system and doors to six

bedrooms and bathroom.

Bedroom One

5.21m x 3.96m (17'1 x 13') Twin aspect leaded mullion windows, Victorian style radiator, oak flooring, spotlights, television point and door to the en suite.

En Suite

4.01m x 1.78m (13'2 x 5'10) Original leaded mullion window, low basin WC, ball and claw roll top bath, pedestal wash basin, chrome heated towel rail, Karndean flooring, spotlights and upright radiator.

Bedroom Two

4.85m x 4.29m (15'11 x 14'1) Original leaded mullion window, Victorian style radiator, spotlights, fitted wardrobes and television point.

Bedroom Three

5.31m x 3.51m (17'5 x 11'6) Original leaded mullion window, central heating radiator, television point, wood flooring and original stone fireplace.

Bedroom Four

3.96m x 3.63m (13' x 11'11) Original leaded mullion window, central heating radiator, wood flooring, fitted wardrobes, television point and stairs to the mezzanine (15'9 x 13'2).

Bedroom Five

3.56m x 3.45m (11'8 x 11'4) Original leaded mullion window, central heating radiator, original stone fireplace, television point and fitted wardrobes.

Bedroom Six

3.28m x 2.13m (10'9 x 7') Original leaded mullion window, Victorian style radiator, spotlights and television point.

Bathroom

3.51m x 2.54m (11'6 x 8'4) Original leaded mullion window, his and hers elevated wash basins, twin flush WC, double direct feed shower unit, tiled flooring with underfloor heating, Victorian style radiator, part tiled elevations, spotlights and chrome heated towel rail.

External

Approximately 2.5 acres of land consisting of laid to lawn and patio areas, extensive driveway providing off road parking for numerous vehicles, detached double garage, detached barn currently used as a gym with the potential to convert into a separate dwelling (dependent on planning permission) and stunning open views.

Agents Notes

Council Tax Band G.

The property runs on mains water, gas and electricity and has a septic tank.





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