



Hill Lane, Hurst Green

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- Four Bedroom Farmhouse
- Two Bedroom Cottage
- Detached Barn With Planning Permission
- Garage & Workshop
- Approx 15.4 Acres
- Private Lane
- Enviaible Views
- Abundance Of Character
- Grade II Listed

**Viewing:** By appointment via the agent:

01200 422824

## Introduction

Greengore Farm is an exceptional 16th Century detached home nestled in the secluded and tranquil countryside on the outskirts of Hurst Green and stands alongside the west boundary of Old Deer Park at Stonyhurst. The property is set on a private lane, offering far reaching views and is surrounded by its own fields and woodland, boasting a serene setting, steeped in history.

It is understood the property originally functioned as the private shooting lodge for the Shireburn Family until becoming a working farm in the early 19th Century, confirmed by the barn dated 1818.

Greengore is currently made up of a Grade II\* listed four-bedroom home, a Grade II listed cottage and 19th Century barn holding planning permission for a further four-bedroom detached home among other outbuildings and is well positioned between the popular towns of Longridge and Clitheroe which both offer amenities such as supermarkets, local shops and popular eateries. Stonyhurst college is a renowned private school which also lies on the doorstep of Greengore and Clitheroe Grammar School and Longridge High School are only short bus rides away.

The Farmhouse is a Grade II\* Listed building oozing original features with the inclusion of large buttresses scaling the external walls, stone mullion windows and a grand stone fireplace with cast iron bread oven. Internally the house comprises of two reception rooms, a breakfast kitchen with range cooker, four bedrooms and a four-piece bathroom.

The cottage is a Grade II listed building steeped in character and has recently been lovingly refurbished to a faultless standard, encapsulating breath-taking features such as original tresses with wattle and daub walls. The cottage has also been given a modern flare with the use of clean open spaces, neutral décor and a mezzanine landing providing a contemporary flow with two reception rooms and two bedrooms on offer.

Externally the property benefits from 15.4 acres of farmland which can easily be separated between each dwelling, if converted, and is made up of fields and woodland which lie to three sides of the buildings. There are numerous outbuildings to Greengore including garages, workshops and a 19th Century barn with full planning permission to convert to a four-bedroom detached dwelling.

The versatility of Greengore Farm includes potential to use the cottage as a self-contained annex, convert the property into three separate dwellings or create a holiday or permanent rental as has previously been done. There is also current planning to adjoin the farmhouse and cottage to create a singular, larger dwelling.

For further information on planning please contact the office.

Viewing of this exceptional and unique home is crucial to appreciate the space, potential and sheer beauty on offer.

## Farmhouse

### Ground Floor

### Entrance Hallway

2.90m x 1.73m (9'6 x 5'8) Hardwood front entrance door, tiled flooring, understairs storage and doors to the inner hall and kitchen.

### Kitchen

5.51m x 2.84m (18'1 x 9'4) Two stone mullion windows, range of wall and base units with wood effect worktops and tiled splashbacks, stainless steel double bowl sink, drainer and mixer tap, fitted oil fired range cooker, plumbing for washing machine, beams to the ceiling, central heating radiator, tiled flooring and door to the snug.

### Snug

3.91m x 3.05m (12'10 x 10') Two stone mullion windows, central heating radiator, fitted storage and door to the inner hall.

### Inner Hall

Stone mullion window, smoke alarm, central heating radiator, stairs to the first floor, hardwood rear entrance door and door to the lounge.

### Lounge

5.77m x 5.28m (18'11 x 17'4) Two stone mullion windows, beams to ceiling, two central heating radiators, television point, feature Inglenook fireplace with cast iron multi fuel stove and cast iron listed bread oven.

### First Floor

#### Landing

Stone Mullion window, beams to the ceiling, smoke alarm, central heating radiator and doors to four bedrooms and bathroom.

#### Bedroom One

5.28m x 2.95m (17'4 x 9'8) Two stone mullion windows, beams to ceiling and two central heating radiators.

#### Bedroom Two

4.83m x 2.90m (15'10 x 9'6) Two stone mullion windows, central heating radiator and built in wardrobe.

#### Bedroom Three

3.63m x 3.05m (11'11 x 10') Three stone mullion windows, beams to ceiling and central heating radiator.

#### Bedroom Four

3.63m x 2.67m (11'11 x 8'9) Stone mullion window, central heating radiator, fitted wardrobe, television point and telephone point.

#### Bathroom

Four piece suite comprising: low basin WC, pedestal wash basin, panelled bath, shower cubicle with electric feed shower, tiled splashbacks, central heating radiator and stone mullion window.

#### Cottage

#### Dining Room

3.38m x 2.82m (11'1 x 9'3) Double glazed front entrance door, stone mullion window, alarm box, smoke alarm, spotlights, centre piece stone

fireplace with a cast iron stove, tiled flooring with underfloor heating, built in storage, door to the WC and steps down to the kitchen.

#### **WC**

White Vileroy & Bosch two piece suite comprising: low basin WC, wall hung wash basin, part tiled elevations, tiled flooring with underfloor heating, spotlights, extractor fan and a heated towel radiator.

#### **Kitchen**

4.24m x 3.81m (13'11 x 12'6) UPVC double glazed window, double glazed door to the front, feature original wood stable divider, Simpsons of Colne kitchen with white matte base units with granite worktops and upstands, ceramic double bowl sink, drainer and mixer tap, integrated four ring electric hob with oven, integrated dishwasher, space for fridge freezer, plumbing for washing machine, spotlights, extractor fan, exposed woodwork, mezzanine landing, tiled flooring with underfloor heating and stone arch to the lounge.

#### **Lounge**

6.45m x 5.26m (21'2 x 17'3) Three UPVC double glazed windows, three feature mullion windows, vaulted beamed ceiling with original trusses, television point, exposed stone wall, tiled flooring with underfloor heating, stairs to the first floor and two glazed doors to the front.

#### **First Floor**

##### **Landing**

Three double glazed windows, Velux window, mezzanine landing with original exposed trusses, feature exposed stone, solid oak flooring and three oak staircases to two bedrooms and bathroom.

##### **Bedroom One**

3.56m x 3.33m (11'8 x 10'11) Velux window, original trusses, central heating radiator and built in wardrobe.

##### **Bedroom Two**

3.07m x 3.02m (10'1 x 9'11) UPVC double glazed window with stone sill, exposed beams, central heating radiator and built in wardrobe.

##### **Bathroom**

Contemporary white three piece suite comprising: low basin WC, wall hung wash basin, walk in double shower cubicle with direct feed rainfall shower, full tiled elevations, tiled flooring with underfloor heating, original exposed trusses and Velux window.

##### **External**

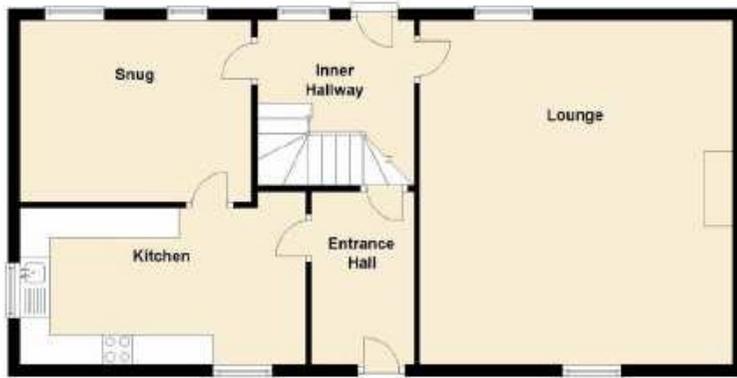
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##### **Agents Notes**

The property is Freehold and Council Tax Band E.



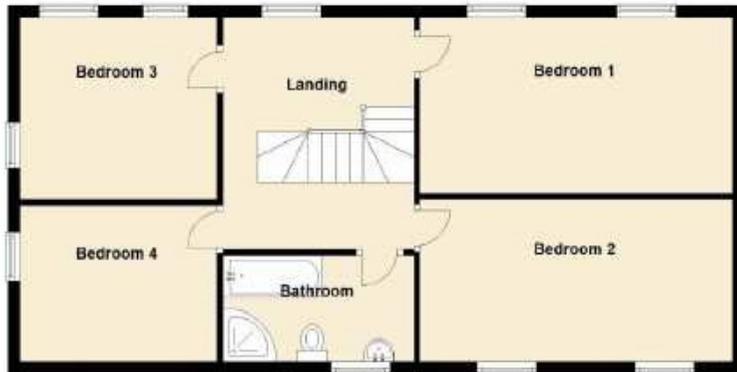
Farmhouse - Ground Floor



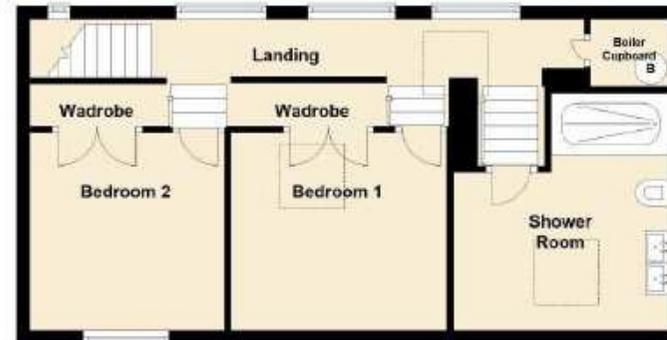
Cottage - Ground Floor



Farmhouse - First Floor



Cottage - First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



