

NEW



Little Middop Farm, Burnley Road, Gisburn £575,000

- Impressive Farmhouse
- Five Bedrooms
- Fitted Kitchen
- Spacious Reception Rooms
- En Suite To Master
- Approx Nine Acres
- Extensive Off Road Parking
- Separate Barn
- Envious Views



INTRODUCTION  
AN IMPRESSIVE STONEBUILT FARMHOUSE  
OVERLOOKING PENDLE HILL

*Proudly standing overlooking the Ribble Valley with unrivalled views for Pendle Hill, this impressive stone-built period farmhouse offers versatile family living with nine acres of land and beautifully maintained gardens. Flowing internally with generously sized living accommodation throughout with five bedrooms, one with en suite facilities, finished to a high standard with traditional features in abundance. Complete with charming laid to lawn gardens and patio areas ideal for enjoying long summer evenings surrounded by stunning countryside views towards Pendle Hill. The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and doorways providing access to the living room and dining room both with feature stone fireplaces. The living room has French doors leading to the rear garden and the dining room offers access to the rear garden and contemporary fitted kitchen. The kitchen has a door leading to the utility with doors leading to a boot room and WC. The boot room provides access to the front and side elevations and the garage. To the first floor is a landing with doors leading to a shower room and five good sized bedrooms, the master featuring an en suite bathroom. Externally the property offers a private driveway leading towards the main farmhouse with laid to lawn rear gardens featuring decked and paved patio areas. There is a vegetable garden and an abundance of vivid flowering bedding areas with nine acres of land comprising of a 4.5 acre field and a 5 acre walled meadow. Additionally, there is a 45' x 30' barn with water and electric supply, ideal for a workshop or stabling.*

*For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.*

Ground Floor

**Entrance Hallway**  
**19'1 x 6'11 (5.82m x 2.11m)**  
UPVC double glazed frosted front entrance door, UPVC double glazed window, central heating radiator, two ceiling roses, smoke alarm, stairs to the first floor, open doorway to the dining room and door to reception room one.

**Reception Room One**  
**24'8 x 14'3 (7.52m x 4.34m)**  
Two UPVC double glazed windows, two central heating radiators, two ceiling roses, coving to ceiling, two feature wall lights, cast iron multi fuel burner with a wrap around boiler integrated into the central heating system, television point and UPVC double glazed French doors to the rear.

**Dining Room**  
**18'6 x 17'2 (5.64m x 5.23m)**  
UPVC double glazed window, central heating radiator, ceiling rose, exposed beams, coving to ceiling, two feature wall lights, Inglenook fireplace surround with an open fire, door to the kitchen and UPVC double glazed frosted door to the rear.

**Kitchen**  
**17' x 12'2 (5.18m x 3.71m)**  
UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with granite effect worktops, New World range cooker with a five ring gas hob, stainless steel splashbacks, composite sink, plumbing for washing machine, plumbing for dishwasher, integrated wine fridge, space for American fridge freezer, breakfast bar, exposed beams, tiled flooring and door to the utility.

**Utility Room**  
**10'4 x 5'10 (3.15m x 1.78m)**  
Space for freezer, part tiled elevations, tiled flooring and doors to cloakroom and boot room.

**Cloakroom**  
**6'10 x 5'10 (2.08m x 1.78m)**  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations and tiled flooring.

**Boot Room**  
**18'3 x 4'8 (5.56m x 1.42m)**  
Velux window, exposed stone wall, tiled flooring, UPVC double glazed frosted door to the side elevation, UPVC double glazed door and window to the front elevation and door to the garage.

**Garage**  
**19'10 x 19' (6.05m x 5.79m)**  
Electric remote up and over door, light and power, two Velux windows, work benches.

First Floor

**Landing**  
UPVC double glazed window, smoke alarm, loft access and doors to five bedrooms, shower room and linen closet housing the water system tank.

**Bedroom One**  
**17'4 x 11'6 (5.28m x 3.51m)**  
UPVC double glazed window, central heating radiator, fitted wardrobes, coving and door to the en suite.

**En Suite**  
**8'5 x 5'5 (2.57m x 1.65m)**  
UPVC double glazed window, central heating towel rail, four piece suite comprising: dual flush WC, vanity top wash basin, panelled bath, corner direct feed shower unit, spotlights, PVC panelled ceiling, full tiled elevations, tiled flooring and illuminated mirror.

**Bedroom Two**  
**13'2 x 12'8 (4.01m x 3.86m)**  
UPVC double glazed window and central heating radiator.

**Bedroom Three**  
**14'2 x 8'7 (4.32m x 2.62m)**  
UPVC double glazed window, central heating radiator and walk in wardrobe.

**Bedroom Four**  
**14'2 x 17'8 (4.32m x 5.38m)**  
UPVC double glazed window and central heating radiator.

**Bedroom Five**  
**16'2 x 11'8 (4.93m x 3.56m)**  
Two UPVC double glazed windows, central heating radiator, coving to ceiling and feature wall light.

**Shower Room**  
**7' x 6'5 (2.13m x 1.96m)**  
UPVC double glazed frosted window, central heating towel rail, contemporary central heating radiator, three piece suite comprising: dual flush WC, pedestal wash basin, double direct feed shower unit, full tiled elevations and vinyl flooring.

**External**  
Private driveway leading towards the main farmhouse with laid to lawn rear gardens featuring decked and paved patio areas. There is a vegetable garden, flowering bedding areas and nine acres of land comprising of a 4.5 acre field and a 5 acre walled meadow.

**Barn**  
**45' x 30' (13.72m x 9.14m)**  
Water and electric supply.

**Agents Notes**  
The property is Freehold and Council Tax Band F. There is an electric septic tank with an aerator and the property is on a spring water supply.

