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Sales & Lettings



Old Stone Trough Lane, Barnoldswick



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Old Stone Trough Lane, Barnoldswick

- Stunning Farmhouse
- Outstanding Views
- Four Bedrooms
- Extensive Private Plot

Introduction

AN OUTSTANDING FARMHOUSE IN A BEAUTIFUL SETTING!

Middle Hague Farm is an exclusive grade II listed farmhouse steeped with history and bursting with original features. Stone built circa 1600, the property has been sympathetically modernised with quality fixtures and fittings, yet its charming character remains and is apparent throughout. Built on an extensive private plot with a superb double garage, ample parking for several vehicles, flourishing gardens and impressive views over the surrounding countryside. The property is ideally suited to a growing family looking for a dream home in a beautifully rural position, yet with the convenience of being close to amenities, schools and transport links to Skipton, Barnoldswick and Clitheroe.

Entering the property you will find a welcoming porch, with original stone elevations and a solid oak door leading you to a spacious reception room. The reception room features a multi fuel burning stove, staircase to the first floor and doors leading to a wash room, newly modernised kitchen and a second reception room. The kitchen has under floor heating and has been fitted with a range of Adam Tebb's of Skipton kitchen units and features a number of quality integrated appliances including a BOSCH dishwasher and Zanussi fridge and freezer. The kitchen allows through access to a utility/prep kitchen which enables access to the rear via two stable doors. The second reception room is bright and spacious providing ample space for dining. To the first floor, you will find a good sized landing which allows access to a family bathroom suite and four bedrooms, one of which with en suite and dressing room.

Externally, this exquisite home boasts wrap around, laid to lawn gardens with enclosing trees and a great sized private driveway housing a detached double garage. The garden benefits from a beautiful feature pond and a number of patio areas for al-fresco dining!

Viewings can be arranged by calling our Burnley team at your earliest convenience,

- Rural Location
- Original Features
- Superb Double Garage
- Wrap Around Gardens

Ground Floor

Entrance Porch

2.39m x 2.36m (7'10 x 7'9) Hardwood single glazed window, hardwood door to front of property, feature wall lights, flagged stone flooring, door leading to reception room one.

Reception Room One

6.50m x 5.92m (21'04 x 19'05) Two sets of UPVC double glazed windows, central heating radiator, feature stone fireplace with multi-fuel burner, stairs to first floor, television point, fitted storage, doors to reception room two, kitchen and utility room.

Kitchen

4.27m x 4.27m (14'0 x 14'0) Original wood single glazed window to the rear, UPVC double glazed window to the side, Newly installed Adam's Tebb's of Skipton kitchen with a range of cream panelled wall and base units, wood effect work surfaces and upstands, ceramic one and a half bowl sink with chrome high spout mixer tap, integrated BOSCH dish washer, Zanussi fridge and freezer, Belling range cooker, glazed display units, electric coal effect fireplace into a stone chimney breast with an exposed brick hearth, electric under floor heating, spotlights to the ceiling, fitted pantry, ceramic tiled flooring, hardwood single glazed door to utility.

Utility Room

2.08m x 2.11m (6'10 x 6'11) Central heating radiator, hard wood single glazed window, Adam Tebb's of Skipton base units with wood effect work surfaces, integrated fridge, two feature wall lights, solid oak, single glazed stable doors facing the front and the rear.



Reception Room Two/dining room

8.92m x 5.92m (29'3 19'05) UPVC double glazed window, four hardwood single glazed windows, hardwood single glazed door to rear, flagstone flooring, four feature wall lights, fitted storage, two central heating radiators, television point, brick fireplace with decorative surround and multi-fuel burner and spotlights.

Wash Room

3.05m x 2.95m (10' x 9'8) Hardwood single glazed window, central heating radiator, wood panelled wall and base units, wood work tops, Belfast ceramic sink with integrated drainer, high arch mixer tap, low base WC, plumbing for washing machine and space for dryer, tiled flooring, fitted storage, spotlights.

First Floor

Landing

4.57m x 2.54m (15'0 x 8'04) Loft access, spotlights, exposed beams, doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom

Bedroom One

4.57m x 4.47m (15'0 x 14'08) Three single glazed windows, two central heating radiators, telephone point, fitted storage, doors to en-suite, door to walk-in wardrobe.

En suite

3.94m x 2.79m (12'11 x 9'02) Single glazed window, central heating radiator, central heated towel rail, two counter top wash basins with vanity storage, low base WC, walk-in shower, tiled flooring, tiled elevations, spotlights and exposed beam.

Dressing Room

3.53m x 1.63m (11'07 x 5'04) Single glazed window, fitted wardrobes and loft access.

Bedroom Two

4.29m x 2.69m (14'1 x 8'10) Two hardwood single glazed windows, central heating radiator and spotlights.

Bedroom Three

3.56m x 3.33m (11'08 x 10'11) Four hardwood single glazed windows, central heating radiator and exposed beam.

Bedroom Four

6.22m x 3.05m (20'5 x 10') Two hardwood single glazed windows, central heating radiator, vaulted ceiling, stone chimney breast, door to playroom.

Bathroom

2.84m x 2.74m (9'4 x 9') Four piece suite comprising: low base WC, single direct feed shower, vanity top wash basin with traditional taps, tiled oval bath with mixer tap and rinse head, single glazed window, contemporary central heating radiator, tiled flooring, tiled elevation, spotlights,

Playroom/storage

2.36m x 2.01m (7'9 x 6'7) Two single glazed windows.

External

Extensive laid to lawn, wrap around gardens, flowering bedding areas, open views through mature trees, large pond with a bridge, shed, summerhouse, and double garage, gated driveway for off road parking,

Agents Notes

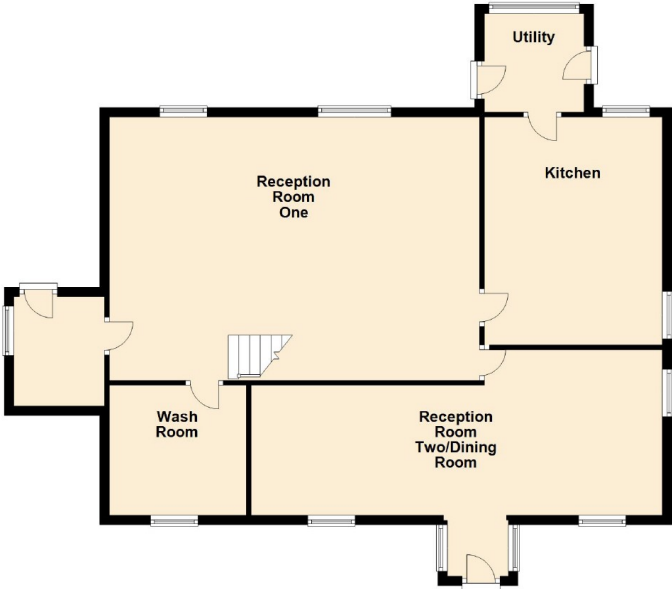
Council Tax Band E

Grade two listed building that was made around late 1500's to early 1600's.

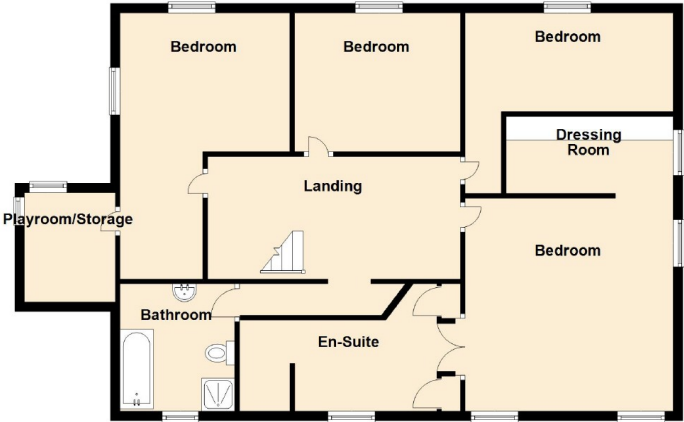




Ground Floor



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.

Disclaimer

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