



Nabs Head Lane, Samlesbury

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- Fantastic Family Home Farmhouse
- Five Double Bedrooms
- Abundance Of Character
- Planning For 2 Bed Bungalow
- Approx 7 Acres Of Land Including 5.5 Acre Meadow
- Spacious Rooms Throughout
- Two En Suites
- Off Road Parking

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

01257 447602

## Introduction

AN EXQUISITE, FIVE BEDROOMED FARM HOUSE SET ON 7 ACRES OF LAND, INCLUDING A 5.5 ACRE MEADOW AND PARCEL OF BUILDING LAND!

Cricket House Farm is a striking and characterful, five bedroomed farmhouse situated down a private lane, in the rural heart of Salmsbury. Moments from Salmsbury Hall estate, popular schools and motorway links to Blackburn, Preston and Clitheroe, this charming dwelling is the perfect escape for a young family looking for a countryside retreat! With enviable gardens, an abundance of parking and a cobbled rear courtyard, this idyllic home is bursting with character and charm and is a true credit to its current occupants. Internal inspection is crucial to appreciate what it has to offer! With planning permission granted to build a two bedroomed detached bungalow set within a 0.5 acre plot, as well as a 5.5 acre grazing meadow, the possibilities are truly endless. Comprising briefly; A welcoming entrance porch at the front of the property leads you to a small inner hallway. The hallway allows through access to a sizeable formal dining room. The dining room features an open flu fire set into a Yorkshire stone fireplace and allows access to a back hallway and an inner hallway. The back hallway allows access to a utility room, a fitted kitchen diner and a WC, as well as providing a rear entrance door to rear porch. The kitchen diner is traditionally styled with a range of oak panelled units and includes a number of integrated appliances. Through the kitchen you will find the inner hallway and a spectacular 'L' shaped conservatory which boasts views over the garden at the rear. The inner hallway comprises of access to the snug - which in turn leads to a family lounge, and access to the stair case which leads to the wine cellar. Both the snug and the lounge also feature characterful, open flu fireplaces. To the first floor, this beautiful home enjoys a large landing with doors leading to five bedrooms, two of which with en suite facilities and a modern house shower room. Externally, the property boasts an expanse of wrap around gardens with a pond, fruit trees and secret gardens which are enclosed by hedges and flowering plants. There is a detached store room/pig sty and an enclosed cobbled courtyard to the side which has double gated access for parking. There is a front garden adjacent to the property and a large parcel of land which includes planning permission for a two bedroomed bungalow annex. (drawings available) This outstanding property is certainly not to be missed. Viewings can be arranged at your convenience by calling our Chorley team.

## Ground Floor

### Entrance Porch

Heavy wood front entrance door, stone flooring, arched leaded window and hardwood bevelled glass door to the hall.

### Hall

1.30m x 1.37m (4'3 x 4'6) Hardwood leaded door to dining room.

## Dining Room

5.33m x 5.03m (17'6 x 16'6) Hardwood double glazed sash windows, central heating radiator, parquet flooring, open flue cast iron fire with York stone surround, exposed beams and doors to inner hall and back hall.

## Back Hall

3.45m x 0.97m (11'4 x 3'2) Central heating radiator, tiled flooring, fitted storage and doors to utility, WC, kitchen and rear porch.

## Rear Porch

1.45m x 1.47m (4'9 x 4'10) Hardwood double glazed window and door to the rear.

## Utility Room

2.72m x 2.49m (8'11 x 8'2) Hardwood double glazed sash window, tiled flooring, limed oak wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap and space for fridge and freezer.

## WC

2.18m x 1.04m (7'2 x 3'5) Hardwood double glazed window, twin flush WC, wall mounted wash basin, central heating radiator, part tiled elevations and tiled flooring.

## Kitchen

5.61m x 2.92m (18'5 x 9'7) Hardwood double glazed sash window, aluminium sliding doors to the conservatory, tiled flooring, central heating radiator, exposed stone wall, oak panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with induction hob, extractor hood, integrated dishwasher and fridge, wood clad ceiling with spotlights, under unit lighting and door to inner hall.

## Inner Hall

1.85m x 1.24m (6'1 x 4'1) Stairs to the first floor and stairs to cellar, oak flooring, coving, smoke alarm and door to snug.

## Snug

3.86m x 3.86m (12'8 x 12'8) Hardwood double glazed sash window, oak flooring, television point, open flue fire with marble surround and wooden mantel and door to lounge.

## Wine Cellar

3.15m x 3.96m (10'4 x 13'0) Hardwood double glazed window, tiled flooring.

## Lounge

5.69m x 4.11m (18'8 x 13'6) Hardwood double glazed sash window, parquet wood flooring, central heating radiator, exposed beams, television point, open flue cast iron fireplace to an exposed stone chimney breast, aluminium double glazed sliding doors to the conservatory.

## Conservatory

7.77m x 7.01m (25'6 x 23') Stone flooring, UPVC double glazed window, double glazed roof, three feature wall lights, electric fire and UPVC double glazed French doors to the rear.

## First Floor



**Landing**

6.93m x 1.68m (22'9 x 5'6) UPVC double glazed window, coving, loft access, smoke alarm, central heating radiator and doors to five bedrooms and shower room.

**Bedroom One**

4.22m x 3.94m (13'10 x 12'11) UPVC double glazed window, hardwood double glazed sash window, central heating radiator, fitted wardrobes, coving and door to en suite.

**En Suite**

3.30m x 1.65m (10'10 x 5'5) UPVC double glazed window, single shower unit, low basin WC, panelled corner bath, pedestal wash basin, central heating radiator, part tiled elevations and laminate flooring.

**Bedroom Two**

4.57m x 3.91m (15' x 12'10) Two hardwood double glazed sash windows, central heating radiator, fitted wardrobes and door to en suite.

**En Suite**

2.84m x 0.99m (9'4 x 3'3) Double direct feed shower unit, high gloss vanity top wash basin, twin flush WC, part tiled elevations, tiled flooring, illuminated mirror and extractor fan.

**Bedroom Three**

3.81m x 3.53m (12'6 x 11'7) Hardwood double glazed sash window, central heating radiator, coving and decorative cast iron fireplace and fitted wardrobes.

**Bedroom Four**

3.58m x 3.10m (11'9 x 10'2) Hardwood double glazed sash window and central heating radiator.

**Bedroom Five**

3.58m x 2.84m (11'9 x 9'4) Hardwood double glazed sash window, central heating radiator, coving and fitted wardrobes.

**Shower Room**

2.54m x 2.29m (8'4 x 7'6) Double direct feed shower unit, twin flush WC, high gloss vanity top wash basin, part tiled elevations, tiled flooring, central heating radiator, spotlights and hardwood double glazed window.

**External****Side**

Cobbled gated courtyard and parcel of land which has planing permission granted.

**Rear**

Extensive laid to lawn garden with pond, apple trees, greenhouse, storage shed open views and access to a 5 acre meadow and secret garden which is enclosed.

**Agents Notes**

Council Tax Band G.

The property has oil central heating, is on mains water and has a septic tank.







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