



Throstle Nest Farm

Foulridge | Colne | BB8 7QJ

MSW HEWETSONS



Throstle Nest Farm

Guide Price of £620,000

Foulridge | Colne
BB8 7QJ

A detached farmhouse situated in a rural position with spectacular long-distance views.

The property has the benefit of well-planned spacious family accommodation set in mature gardens with adjacent paddock.

The property is easily commutable for the main business centres of both Lancashire and Yorkshire.

A traditional stone barn conversion constructed of course stonework with pitch slate roof supported on timber.

Accommodation Comprising

Ground Floor

Breakfast Kitchen

Range of fitted base and wall units with complimentary black granite work surfaces, double bowl 'Belfast' sink with chromed mixer tap. Built in 'Baumatic' ceramic induction hob, built in 'Hotpoint' dishwasher, built in green enamelled electric 'Aga' set in brick archway and tiled decorative splashbacks. Handmade terracotta tiles to kitchen area, timber laminate flooring to breakfast area. Double

glazed timber windows to rear and gable elevations, timber truss ceiling, spotlighting to ceiling, double panel central heating radiator.

Shower Room

Three piece suite comprising shower cubicle with 'Mira' shower fitment, low level w.c, pedestal wash hand basin in vanity unit, single panel central heating radiator, under stairs storage area with plumbing for washing machine.

Inner Hallway

Double glazed side door and picture window leading to –

Garden Room/Dining Room

Double glazed timber window and French doors with semi-circular

stone flagged steps. Two double panel central heating radiators, twin 'Velux' skylights, spotlighting to ceiling. Oak boarding flooring, built in timber storage cupboard. Double doors leading to –

Sitting Room

Large dressed stone fireplace with 'Esse' multi fuel stove set on stone plinth and hearth with timber mantle over. Oak boarded flooring, double glazed stone mullioned window to rear elevation, double panel central heating radiator, timber beamed and truss ceiling, ceiling spotlighting.

Particulars of sale

Inner Hallway

Double glazed timber stone mullioned window to front elevation, single panel central heating radiator, timber truss ceiling, feature natural stone wall with timber mantle display niches. Large walk in cloak hanging cupboard.

Timber wall mounted Jacobs ladder leading to loft storage area.

Rear Porch

Double glazed stone mullioned window to rear elevation, stone flagged flooring, half timber glazed door leading to inner hallway.

Inner Hallway

Two double glazed timber stone mullioned windows to front elevation, two single panel central heating radiators, ceiling spotlighting.

House Bathroom

Four piece suite comprising large spa bath with timber panelling and fitted mirrors, fully tiled shower cubicle, twin wash hand basins with 'Corian' bowls and matching surrounds with under sink storage cupboards, low level w.c, double panel central heating radiator, double glazed timber window, large airing cupboard with storage shelving, ceiling spotlighting.

Bedroom

Double glazed timber windows to rear and gable elevations, two single panel central heating radiators, walk in cloak hanging cupboard.

Office/Study

Double glazed timber stone mullioned window to front elevation, double glazed timber window to gable elevation, double panel central heating radiator in cover, access door to garage, two steps leading to side door.

Garage

Attached garage with up and over door, fluorescent lighting, floor mounted oil fired boiler providing central heating and domestic hot water, plant for bore-hole and filtration.

First Floor

Master Bedroom

Access is from breakfast room with a return staircase. Double glazed timber with stone mullioned window to front and gable elevations. Range of fitted wardrobes and bedside cabinets, double panel central heating radiator.

En Suite Bathroom

Four piece suite comprising roll top bath set in marble surround with bevelled glass mirror over, large walk in shower with ceiling shower fitment, wash hand basing with marble top and vanity unit and fitted mirror, low level w.c, double glazed timber stone mullioned window to front elevation, double panel central heating radiator.

Second Floor

Staircase

Staircase leading from rear hallway.

Bedroom Three

Recently installed double glazed hardwood dormer window to rear elevation, original timber truss beams, single panel central heating radiator, eaves storage cupboards, ceiling spotlighting, access to large open attic storage.

Bedroom Four

Double glazed stone mullioned timber window to gable elevation, single panel central heating radiator, eaves storage cupboards.

External

The property is approached over a cattle grid from the main highway.

Detached Garage

Workshop and stable to rear, light and power installed.

Gardens & Land

The property has extensive lawned garden areas to all sides with numerous mature trees, shrubs and plantings. To the front of the property is a raised stone flagged patio and barbeque area. There is also a separate paddock.

Services

Mains electricity, Oil fired boiler, Water is bore hole supplied, Sewerage to private septic tank within the curtilage of the property.

Council Tax

Band G payable to Pendle Borough Council.

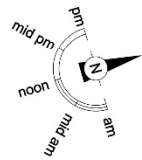
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Throstle Nest Farmhouse

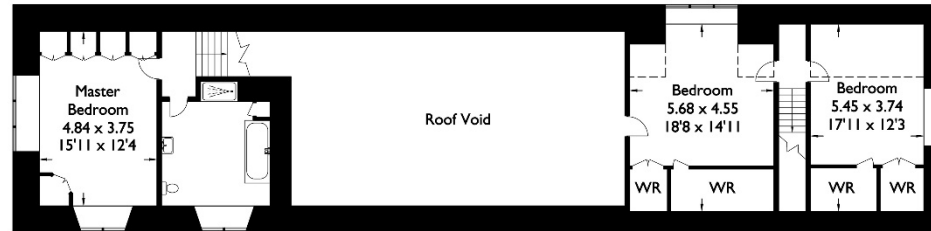
Approximate Gross Internal Area : 338.40 sq m / 3642.50 sq ft

Garage : 85.26 sq m / 917.73 sq ft

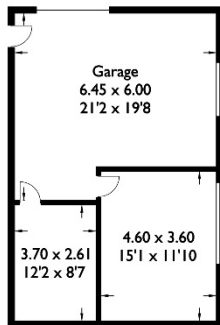
Total : 423.66 sq m / 4560.23 sq ft



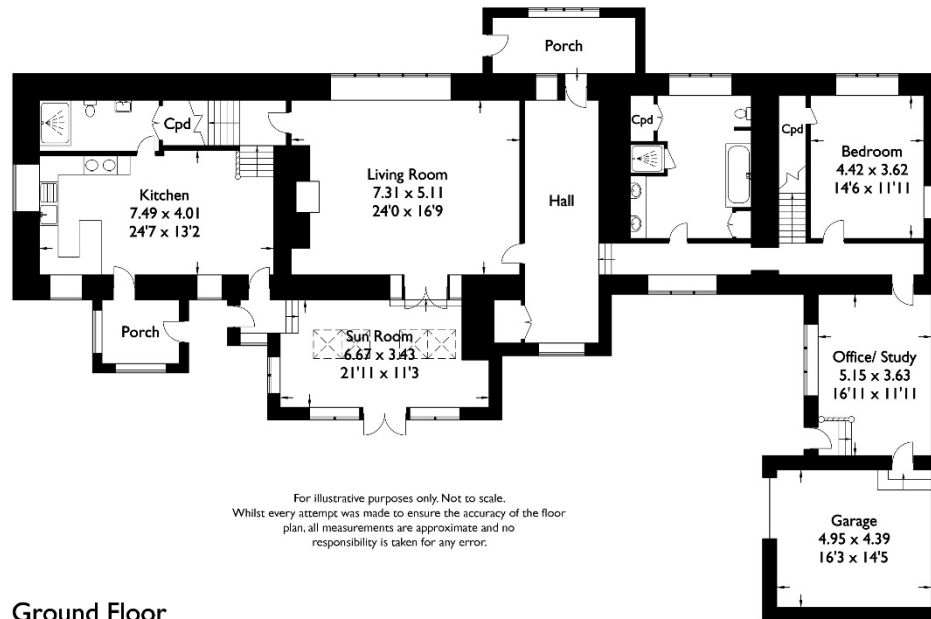
----- Restricted Head Height



First Floor

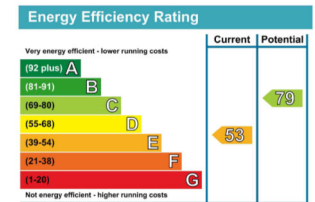


Garage



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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