



Laithe Hill Farm

Wycoller Road | Colne | BB8 8SY

MSW HEWETSONS



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Guide Price of £645,000

Wycoller Road | Wycoller
Colne | BB8 8SY

A Grade II listed, detached stone built four bedroom property with a wealth of character and period features, including exposed stone, timber work and mullion windows. The house has been beautifully updated with high quality fixtures and fittings throughout. With ample parking, garaging and gardens in this accessible picturesque rural village.

The living space is arranged over two floors with four receptions, kitchen and utility room on the ground floor and on the second floor there are four bedrooms, three with en-suite facilities and one which could be used as a self-contained annex, including a downstairs sitting room with a separate entrance door.

Accommodation Comprising:

Reception Hallway

Recessed low voltage lighting, one wall light, mullion windows, heavy oak front entrance door, full height clocks cupboard, flagged floor and radiator.

Cloakroom

Wall light point on passive beam. Suite comprising off set wash hand basin, vanity unit with mixer tap, low level WC and part tiled walls.

Lounge

Feature oak beams, fine mullions to the windows. Wall lights, underfloor

heating, feature stone fireplace with raised hearth and cast iron multi-fuel stove.

Dining Room/Library

Beamed ceiling, adjustable fitted book shelving. Radiator behind fretwork cover, 'French' window to rear and part 'Amitico' style flooring.

Snug

Wall lights and radiator.

Sitting Room

Exposed beam and stone fire place with raised hearth. Feature stone steps to bedroom three. Oak door under stairs store and radiator.

Breakfast/Kitchen

Recessed lighting and exposed beams. High quality 'Siematic' fitted base and wall units with stylish facades and stainless steel sink unit with mixer tap and waste disposal. A range of 'Miele' appliances, including

induction hob with stainless steel extractor over, 'Classic' combi/microwave oven with grill and fan assisted oven under, integrated dishwasher and larder fridge. Pantry unit, glazed display unit, under stairs store and 'Amitico' style grained flooring and radiator.

Utility

Exposed walls and mullion window, door to rear and a range of fitted base and wall units with laminate worktop, tiled splash backs and double 'Belfast' sink unit with mixer tap, plumbing for automatic washing machine and sealed flagged floor and radiator.

First Floor

Landing

Recessed low voltage lighting, wall light and feature stone work. Airing cupboard with large unvented hot water cylinder for hot water.

Particulars of sale

Inner Landing

Low voltage lighting and radiator.

Master Bedroom

Low voltage lighting, exposed timber work, mullion windows and recessed full height wardrobe and radiator.

En-Suite

Low voltage lighting, tiled walls and floor, underfloor heating, large tiled and glazed shower cubicle with 'Grohe' multipoint shower fitting on the wall with 'Triton' shower fitting. Suite comprising wash hand basin in vanity unit with mixer tap, WC, extractor fan, shaving point and radiator.

Bedroom Four

Low voltage lighting, views over the garden, full height recessed wardrobes and radiator.

House Bathroom

Low voltage lighting, deep 'Airbath' spa bath with mixer tap and shower fitting. Wash hand basin in vanity unit with mixer tap, low level WC, extractor fan, shaver point, 'Amtico' style grained effect flooring and heated towel rail.

Study

Exposed timber and access to boarded, lit insulated roof void with

electric light and power via retractable ladder and radiator.

Second Landing

Separate stairs to ground floor.

Sauna

Wall light and 'Nordic' four person sauna and radiator.

Bedroom Two

Low voltage lighting, mullion windows with window seat, feature stone fire place, cast iron gate and radiator.

En-Suite

Low voltage lighting, wash hand basin in tiled vanity unit with storage underneath, panelled bath, telephone shower fitting, low WC, shaver point and heated towel rail.

Bedroom Three

Half landing, feature exposed beams and stone work, radiator.

En-Suite

Low voltage lighting, extractor fan, tiled and glazed shower cubicle. 'Mira' shower fitting, pedestal wash hand basin, low level WC, shaver point and heated towel rail.

External

To the front of the property is a flagged driveway for several cars with

flower borders and tarmac parking and stone sets.

To the rear of the property is a large paved sitting area with level lawns and a raised decked area with a summer house. There is sloping hillside to two sides with shrubs, trees and pathway leading to a second decked area overlooking open fields. To the far side of the property is a raised area by the utility gravelled with a second small log store, oil tank and steps up to an 'Aluminium' greenhouse.

Garage

Lean to roof being double skinned with stone facades, two pedestrian doors, twin vehicular doors, electric light, power and a concrete floor.

Services

Mains electricity, private water supply shared with three other properties which is regularly council checked with septic tank drainage and oil fired central heating.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G

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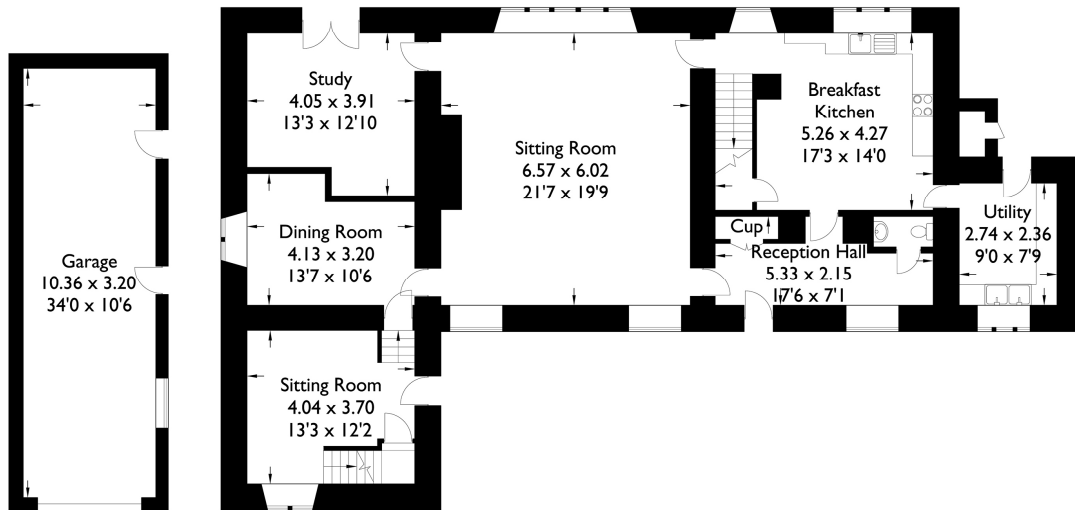
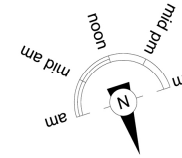
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	38
(1-20) G		
Not energy efficient - higher running costs		
Energy Efficiency Rating		
	Current	Potential

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Approximate Gross Internal Area : 263.49 sq m / 2836.18 sq ft

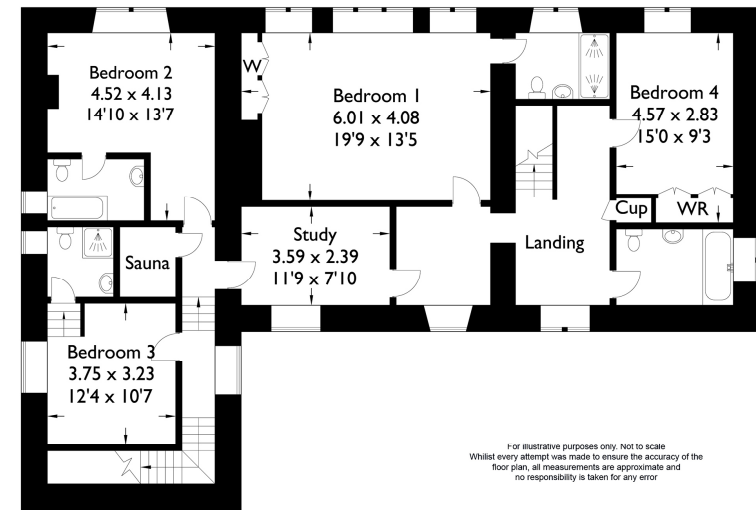
Garage : 33.15 sq m / 356.8 sq ft

Total : 296.64 sq m / 3193.0 sq ft



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.

First Floor

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