



# Wilpshire Lane Farmhouse

Vicarage Lane | Wilpshire | BB1 9HY

MSW HEWETSONS





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Guide Price of £695,000

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BB1 9HY

A detached six bedroom farmhouse situated in a quiet cul-de-sac semi-rural position with extensive family accommodation. Offering well-planned accommodation with the benefit of central heating and double glazing, mature lawn gardens, easily accessed to local facilities and the motorway network therefore making it commutable to the main business centres of the north-west including Blackburn, Preston and Manchester.

The property benefits from double-glazing and gas central heating throughout.

#### **Reception Hallway**

Entrance door formed in the original stone arched barn door doorway with leaded stained glass entrance door with complementary leaded side windows and top arch. Maple parquet floor and open tread timber staircase leading to first floor accommodation. Timber beamed and boarded ceiling. Archway leading to:

#### **Sitting Room**

Dressed stone fireplace with raised stone hearth and timber mantel (please note this is a decorative feature and not a working flue). Maple parquet floor.

#### **Side Hallway**

With access to workshop.

#### **Play Room**

Twin glazed and timbered door to reception hallway.

#### **Shower Room**

Fully tiled shower cubicle with electric fitment, wash hand basin in vanity unit, low-level WC. Stone flag floor, half ceramic tiled walls and low-voltage spotlighting.

#### **Cloaks hanging**

Walk-in cloaks hanging.

#### **Utility Room**

Excellent size utility room with fitted base and wall units and work surfaces. Single drainer stainless steel sink unit with hot and cold supply, timber paneled stable rear door. Diamond set ceramic tiled floor. Twin gas-fired 'Worcester' boilers providing central heating and domestic hot water. (Primarily one boiler providing hot water supply to first floor and the other to the ground floor accommodation).

#### **Living Kitchen**

Kitchen supplied and fitted by Simpsons of Colne providing a range of fitted base and wall units in pine with complementary pine and beveled glass fronted display cabinet

and cupboards. Corian work surfaces with corian twin bowl sink and antique style brass mixer tap. Matching island unit with granite work surface and hand-painted cupboards. Single-glazed timber door to rear elevation.

#### **Living Area**

Random stone arched fireplace with multi-fuel burning stove, stone flag floor and beamed ceiling.

#### **Dining Room**

Fitted cupboards and timber staircase leading to first floor accommodation.

#### **Inner Hallway**

#### **Second Porch**

#### **Snug**

Brick recessed fireplace with gas timber effect cast-iron stove and timber beamed ceiling.

# Particulars of sale

## First Floor

### Staircases

The property has the benefit of twin staircases one leading from the principal reception hallway and one leading from the dining room.

### Landing

Open landing with timber balustrade and maple parquet floor.

### Bedroom One

Original timber roof trusses, one double panel radiator in a timber unit within the bed head, matching bedside units and wardrobes.

### En-Suite Shower Room

Comprising fully tiled shower cubicle, bowl wash hand basin on vanity unit with cabinet beneath, low-level WC, oak panel floor, half ceramic tiled walls and extractor fan.

### Bedroom Two

### En-Suite Bathroom

Containing three-piece suite comprising panel bath with antique style mixer tap and shower fitment and screen. Pedestal wash hand basin, low-level WC, and half ceramic tiled walls.

### Bedroom Three

Leaded window to rear elevation, original fireplace (not flued).

### En-Suite shower Room

Containing three-piece suite comprising fully tiled shower cubicle, pedestal wash hand

basin, low-level WC, half ceramic tiled walls and linen storage recess.

### Dressing Room

### Bedroom Four

Original fireplace (not flued).

### Bedroom Five

### Bedroom Six / Office

Original timber trussed ceiling.

### House Bathroom

Containing four-piece suite comprising panel bath with pitch pine paneling, tiled shower cubicle, pedestal wash hand basin and low-level WC.

### Workshop / Garage

Original shippon which has been converted to garage and workshop with twin timber entrance door and separate personnel door.

### Driveway

The property is approached over a hump back railway bridge along a private access road.

### Parking

The property has the benefit of a large chipping driveway with ample parking, separate stone flagged patio area and extensive open lawned gardens with mature hedgerows and shrubs.

To the front of the property is a separate open driveway with surrounding post and rail fence and planting areas.

## Council Tax

Band G

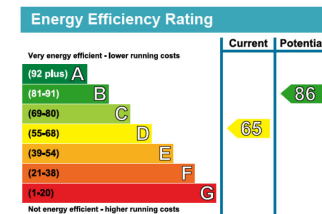
## Tenure

Freehold with separate leasehold interest to the Starkie Estate to the front apron of the principal house only.

## Services

Mains electricity, mains water, mains gas, private septic tank within the curtilage of the property.

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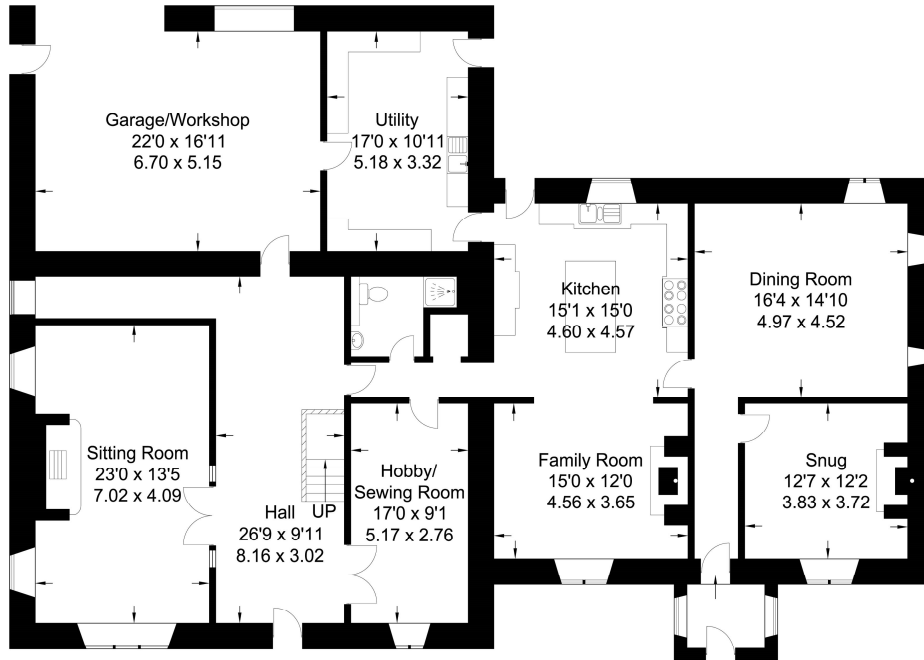
## Wilpshire Lane Farm

Approximate Gross Internal Area : 401.16 sq m / 4318.05 sq ft

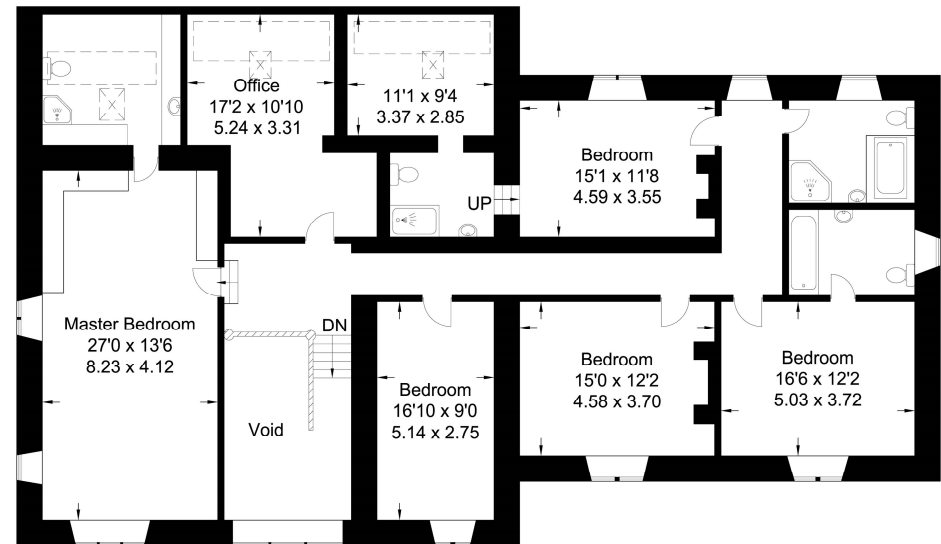
Garage/Workshop : 34.71 sq m / 373.61 sq ft

Total : 435.87 sq / 4691.66 sq ft

 1.5m Head Room



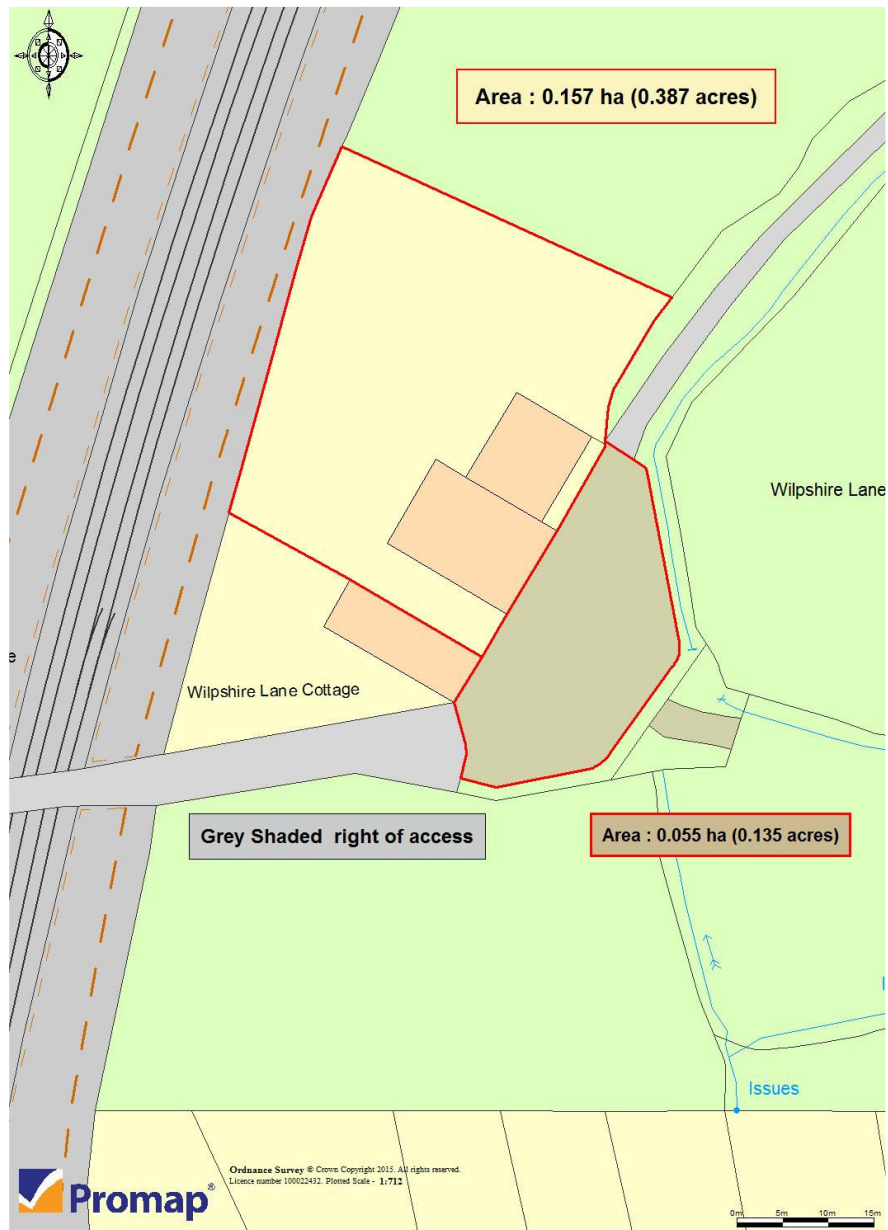
Ground Floor



First 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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