



Dean, Bacup, OL13 8RG

£580,000

IMPRESSIVE DETACHED FARMHOUSE SET WITHIN ONE ACRE OF LAND

Nestled in the picturesque village of Dean, Bacup, this exceptional detached farmhouse offers a unique blend of rural charm and modern living. Set on a generous one-acre plot, the property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

Upon entering, you will be greeted by an immaculate presentation that reflects the recent refurbishment, ensuring a fresh and inviting atmosphere throughout. The farmhouse features an excellent living space, perfect for both relaxation and entertaining, with far-reaching open aspect views that showcase the stunning countryside setting.

Despite its tranquil location, this property is conveniently situated within close proximity to local amenities and transport connections, providing the best of both worlds. The ample parking available adds to the convenience, while the spectacular gardens and grounds offer a delightful outdoor retreat, perfect for enjoying the beauty of nature.

This farmhouse is not just a home; it is a lifestyle choice, offering a serene escape from the hustle and bustle of everyday life. With its blend of modern comforts and rural beauty, this property is a rare find and is sure to appeal to those seeking a peaceful yet accessible living environment. Do not miss the opportunity to make this stunning farmhouse your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 4  3  1  D

- Impressive Detached Farmhouse
 - Three Bathrooms
 - Ample Off Road Parking and Immaculate Grounds
 - EPC Rating D
- Set Within One Acre Plot
 - Recently Refurbished
 - Tenure Freehold
- Four Bedrooms
 - Open Aspect Views Surrounding
 - Council Tax Band D

Ground Floor

Reception Room

16'10 x 16'6 (5.13m x 5.03m)
UPVC double glazed French front entrance doors, UPVC double glazed window, UPVC double glazed arch picture window, exposed beams, smoke detector, exposed stone elevation, cast iron multifuel burner with stone hearth and surround, three feature wall lights, television point, solid wood flooring, open to kitchen/dining area and UPVC double glazed French doors to rear.

Kitchen/Dining Area

16'6 x 12'10 (5.03m x 3.91m)
UPVC double glazed window, central heating radiator, range of hardwood panelled wall and base units with granite work surfaces, tiled splashback, Belfast sink with mixer tap, three door Esso range cooker with two hotplates, integrated dishwasher, exposed beams, spotlights, exposed stone elevation, tiled flooring, hardwood single glazed door to hall and UPVC double glazed French doors to rear.

Hall

17'6 x 11'10 (5.33m x 3.61m)
Two central heating radiators, exposed beams, spotlights, stone flag flooring hardwood doors leading to utility, sun porch, hardwood single glazed stable door to rear and stairs to first floor.

Sun Porch

10'11 x 6'3 (3.33m x 1.91m)
UPVC double glazed window, central heating radiator, spotlights, exposed beams, stone flag flooring and two UPVC double glazed sliding doors to rear.

Utility

9'10 x 8'5 (3.00m x 2.57m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units, plumbing for washing machine, space for dryer, space for American-style fridge freezer, exposed beams, tiled flooring and hardwood door to WC.

WC

4'10 x 2'6 (1.47m x 0.76m)
UPVC double glazed window, dual flush WC, vanity top wash basin with mixer tap, exposed beams and tiled flooring.

First Floor

Landing

31'1 x 5'0 (9.47m x 1.52m)
Three UPVC double glazed windows, two central heating radiators, exposed beams, spotlights, exposed stone elevation, solid flooring and hardwood doors leading to four bedrooms.

Bedroom One

16'11 x 9'7 (5.16m x 2.92m)
Four UPVC double glazed windows, central heating radiator, electric heater, loft access, exposed beams, television point, solid wood flooring and hardwood door to en suite.

En Suite

5'11 x 3'8 (1.80m x 1.12m)
Central heated towel rail, direct feed shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

12'10 x 9'7 (3.91m x 2.92m)
UPVC double glazed window, central heating radiator, exposed beams, exposed stone wall, storage cupboard and hardwood door to en suite.

En Suite

8'5 x 3'0 (2.57m x 0.91m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in electric feed shower, tiled elevations, exposed beams, spotlights, extractor fan and tiled flooring.

Bedroom Three

13'8 x 7'6 (4.17m x 2.29m)
Hardwood single glazed window, UPVC double glazed window, central heating radiator, exposed beams, loft access, doors to dressing room and en suite.

Dressing Room

6'3 x 4'1 (1.91m x 1.24m)

En Suite

10'4 x 4'1 (3.15m x 1.24m)
UPVC double glazed frosted window, central heated towel rail, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, rolltop ball and clawfoot bath with mixer tap and rinse head, tiled elevations, extractor fan and tiled flooring.

Bedroom Four/Office/ Dressing Room

13'6 x 6'3 (4.11m x 1.91m)
UPVC double glazed window, fitted wardrobe, exposed beams and Karndean wood effect laminate flooring.

External

Approximately one acre of laid to lawn gardens, paving, stone chippings, driveway for multiple vehicles, EV charging point and access to detached cabin.

Detached Cabin

21'0 x 14'0 (6.40m x 4.27m)

