



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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Burnley Road, Clowbridge, BB11 5NX Offers In The Region Of £850,000

AN EXCEPTIONAL FARMHOUSE BRIMMING WITH POTENTIAL

Nestled in the picturesque countryside of Burnley, this outstanding farmhouse on Burnley Road in Clowbridge is a true gem waiting to be discovered. Boasting a generous ten acres of land, this property offers a tranquil retreat for those seeking a peaceful rural lifestyle.

As you step inside, you'll be greeted by four reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With five bedrooms and four bathrooms, including an additional annex with a shower room, there is no shortage of accommodation in this charming farmhouse.

The private road leading to the gated entrance ensures both privacy and security, while the stunning countryside views that surround the property create a serene and idyllic setting. Whether you're enjoying a morning coffee in the garden or unwinding after a long day, the beauty of nature is always at your doorstep.

This farmhouse is bursting with potential, offering an abundance of living space for a growing family to make their own. If you've been dreaming of a peaceful countryside retreat with room to roam and endless possibilities, then look no further than this remarkable property on Burnley Road.

Burnley Road, Clowbridge, BB11 5NX Offers In The Region Of £850,000



- Outstanding Farmhouse with Over Ten Acres of Land
- Additional Annex with Shower Room
- Ample Off Road Parking and Detached Garage
- EPC Rating TBC

- Five Bedrooms
- Stunning Countryside Views Surrounding
- Tenure Freehold

- Three Bathrooms
- Private Road to Gated Entrance
- Council Tax Band G

Ground Floor

Entrance Hall

10'7 x 7'8 (3.23m x 2.34m)

Composite double glazed frosted front door, two UPVC double glazed leaded windows, two central heating radiators, exposed beams, stone feature fireplace, wood effect laminate flooring and double doors to reception room one.

Reception Room One

24'3 x 16'9 (7.39m x 5.11m)

Central heating radiator, multifuel burner with slate surround and wooden mantel, television point, exposed beams, spotlights, solid wood flooring, double doors to reception room two, open access to dining room, stairs to first floor and UPVC double glazed sliding doors to front.

Dining Room

13'1 x 9'10 (3.99m x 3.00m)

Three UPVC double glazed leaded windows, central heating radiator, exposed beams, solid wood flooring and open access to kitchen.

Kitchen

12'11 x 11'10 (3.94m x 3.61m)

Two UPVC double glazed leaded windows, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated high rise double oven, four burner electric hob and extractor hood, integrated fridge, space for fridge freezer, spotlights, tiled flooring and door to utility.

Utility

13'7 x 7'6 (4.14m x 2.29m)

UPVC double glazed leaded window, central heating radiator, range of wall and base units with laminate worktops, ceramic sink and drainer with mixer tap, laminate flooring and door to reception room two.

Reception Room Two

14'0 x 13'7 (4.27m x 4.14m)

UPVC double glazed leaded window, central heating radiator, television point, log burner with wooden mantel and slate hearth, exposed beams, spotlights, solid wood flooring, door to bedroom five and hardwood bi-folding doors to games room.

Bedroom Five

12'8 x 6'6 (3.86m x 1.98m)

Two UPVC double glazed leaded windows, central heating radiator, loft access, spotlights, wood effect laminate flooring, doors to en suite, boiler room and UPVC double glazed frosted door to side elevation.

Wet Room

6'9 x 6'5 (2.06m x 1.96m)

Central heated towel rail, corner pedestal wash basin with mixer tap, dual flush WC, electric shower, PVC panelling, spotlights, extractor fan, tiled elevations and tiled flooring.

Boiler Room

10'2 x 5'1 (3.10m x 1.55m)

Door to store room.

Store Room

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window.

Games Room

18'10 x 10'5 (5.74m x 3.18m)

UPVC double glazed windows, four UPVC double glazed Velux windows, two central heating radiators, exposed beams, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

18'10 x 8'6 (5.74m x 2.59m)

Central heating radiator, loft access, spotlights, smoke detector, exposed beams, doors leading to four bedrooms and family bathroom.

Bedroom One

24'11 x 12'11 (7.59m x 3.94m)

Four UPVC double glazed leaded windows, two central heating radiators, loft access, spotlights, fitted wardrobes and door to en suite.

En Suite

7'10 x 5'9 (2.39m x 1.75m)

UPVC double glazed frosted window, two central heated towel rails, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, extractor fan, part tiled elevations and tiled flooring.

Bedroom Two

22'3 x 9'10 (6.78m x 3.00m)

Two UPVC double glazed leaded windows, two central heating radiators and exposed beams.

Bedroom Three

13'3 x 8'2 (4.04m x 2.49m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and exposed beams.

Bedroom Four

10'5 x 6'8 (3.18m x 2.03m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

17'6 x 9'4 (5.33m x 2.84m)

Two UPVC double glazed frosted windows, central heated towel rail, loft access, dual flush WC, his and hers vanity top wash basins with mixer taps, panel bath with mixer tap and overhead direct feed shower, direct feed rainfall shower enclosed with rinse head, two linen cupboards, part tiled elevations, spotlights and tiled effect vinyl flooring.

External

Rear

Garden with paved patio, laid to lawn, pergola with hot tub and access to acres of land.

Front

Private road leads to gated entrance, cobble driveway providing parking for up to six vehicles and access to double garage.

Garage

26'3 x 25'9 (8.00m x 7.85m)

Annex

26'3 x 25'9 (8.00m x 7.85m)

Two UPVC double glazed windows, two hardwood double glazed Velux windows, central heating radiator, wood cladding to ceiling, solid wood flooring and door to shower room.

Shower Room

6'5 x 5'2 (1.96m x 1.57m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, part tiled elevations, extractor fan and vinyl flooring.

