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Long Causeway, Cliviger, BB10 4RP

Offers In The Region Of £499,950

AN IDYLIC FARMHOUSE

Pottery Farm is an exceptional farmhouse property which is being proudly welcomed to the market in the sought after location of Cliviger. A complete blank canvas, this property has had all major work completed and is the perfect home for any potential buyer who is looking to create their dream home in a picturesque location! With stunning original features, an abundance of indoor space and versatile living accommodation, this property has everything needed to be transformed into a luxurious and desirable family home! With added two-storey, fully equipped garage which has potential to be converted into a fantastic annex, this property is ready for any growing family to put their own stamp on! Boasting gated off road parking, panoramic countryside views and stunning gardens, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway/living area leads openly on to a second living area and open plan kitchen space if desired. The living area leads on to a meter room and inner hallway. The inner hallway provides access on to a bathroom, office and houses a staircase to the first floor. The first floor houses a fantastic gallery landing and comprises of doors on to an open plan kitchen diner, WC and landing. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a conservatory. The conservatory provides access on to a utility room. The landing leads on to a two double bedrooms with the main bedroom benefitting from a fantastic dressing room. Externally there is an enclosed, patio area with access to a fantastic storage space. To the front there is a laid to lawn garden with ample off road parking and access on to the two-storey garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

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 4  1  3  E

- Exceptional Farmhouse
 - Versatile Living Accomodation
 - Ample Off Road Parking
 - EPC Rating E
- Two Double Bedrooms
 - Two Storey, Fully Equipped Garage
 - Tenure Freehold
- Complete Blank Canvas
 - Stunning Surroundings
 - Council Tax Band H

Ground Floor

Entrance Hall/Reception Room One

42'1 x 9'0 (12.83m x 2.74m)
Composite double glazed frosted front door, three UPVC double glazed windows, spotlights, exposed stone wall, open to reception room two and kitchen space.

Reception Room

20'4 x 12'5 (6.20m x 3.78m)
Exposed beams, spotlights, television point, inset shelving with spotlights, open to meter room and open to inner hall.

Meter Room

12'5 x 7'5 (3.78m x 2.26m)
Electric and gas meter.

Inner Hall

18'0 x 11'3 (5.49m x 3.43m)
Electric storage heater, three feature wall lights, tiled flooring, doors to kitchen space, bathroom, office and stairs to first floor.

Kitchen Space

27'2 x 15'3 (8.28m x 4.65m)
Spotlights, exposed beams, exposed stone wall and television point.

Bathroom

7'5 x 7'4 (2.26m x 2.24m)
Low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap, feature wall light, extractor fan, spotlights and tiled flooring.

Office

11'4 x 9'5 (3.45m x 2.87m)
Central heating radiator.

First Floor

Galleried Landing

12'2 x 7'10 (3.71m x 2.39m)
UPVC double glazed window, electric heater, cornice coving, ceiling rose, hardwood single glazed door to landing, doors WC and open plan kitchen/reception room.

Open Plan Kitchen/Reception Room

29'8 x 14'9 (9.04m x 4.50m)
Four UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset one a half bowl sink with mixer tap, three door Ezzo range cooker with two hot plates, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, breakfast bar, cast iron multifuel burner with tiled hearth and exposed stone surround, spotlights, exposed beams, pendant lighting, under unit lighting, tiled flooring and UPVC double glazed door to conservatory.

Conservatory

14'8 x 8'11 (4.47m x 2.72m)
UPVC double glazed windows, polycarbonate roof, tiled flooring, hardwood door to utility and UPVC double glazed sliding door to rear.

Utility

11'1 x 9'0 (3.38m x 2.74m)
Hardwood single glazed window, stainless steel sink and drainer with traditional taps, water tank and tiled flooring.

WC

6'1 x 3'11 (1.85m x 1.19m)
Dual flush WC, pedestal wash basin with traditional taps, extractor fan and wood effect laminate flooring.

Landing

9'5 x 3'5 (2.87m x 1.04m)
Spotlights, smoke detector, open to bedroom one and bedroom two.

Bedroom One

19'7 x 15'5 (5.97m x 4.70m)
Two UPVC double glazed windows, central heating radiator six feature wall lights, television point and open to dressing room.

Dressing Room

11'11 x 10'2 (3.63m x 3.10m)
Hardwood single glazed window, UPVC double glazed window, stainless steel sink and drainer with traditional taps and loft access.

Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)
UPVC double glazed window, central heating radiator, coving and five feature wall lights.

External

Laid to lawn garden with wraparound paving, access to garage and off road parking.

Garage

44'4 x 19'1 (13.51m x 5.82m)
Two UPVC double glazed windows, power, lighting, water, roller shutter doors, composite double glazed frosted door to rear and stairs to first floor.

First Floor

44'4 x 19'1 (13.51m x 5.82m)
Four Velux windows, UPVC double glazed window, power, lighting, insulation and storage space.



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