



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	76	
(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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## Marsden Farm Court, Great Marsden, BB9 8DS

### £399,950

#### AN EXQUISITE CONVERTED FARM HOUSE

Originally built in 1850, "Marsden Farm Cottage" was renovated entirely in 2022 into an admirable detached family home. The Cottage originally belonged to the farm land attached to Marsden Hall which is situated in the adjacent Marsden Park.

This enviable property on an estate of just 10 houses, is bursting with character and charm as well as having a contemporary finish. Flowing internally with history and style, the Cottage has been refurbished into the most beautiful three bedroom detached property perfect for any growing family to move straight into. With modern fixtures and fittings, beautiful original features and wrap around gardens, this property is a credit to the current owner who has maintained and presented the Cottage to the highest standard! It is situated close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Skipton and major motorway links. The property comprises briefly : a stunning external oak and stone porch which leads into a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads into a dining room, reception room, utility room and houses a staircase to the first floor. Additionally, the utility room leads in to a downstairs cloakroom. The reception room contains an enviable cast iron wood burning stove and bi-fold doors leading out on to the rear garden patio.

The first floor comprised of a beautiful open landing with doors on to 3 double bedrooms and a family bathroom . Both the second and third bedrooms benefit from fitted wardrobes, whilst the main bedroom leads into a walk-in wardrobe area with a fitted wardrobe and a contemporary fitted en suite shower room. Externally, there is an enclosed wrap around garden to the rear which is laid to lawn has paving, raised flower beds, a water feature, power and access to a detached garage with power, light and electric vehicle charging point.



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 3  2  2  C

- Exquisite Converted Farmhouse
  - 8 Years Warranty Left with Global Home Warranties
  - Off Road Parking and Detached Garage
  - EPC TBC
- Three Ample Sized Bedrooms
  - New Gas central heating system fitted August 2024. Hive App Control system
  - Tenure Freehold
- Two Bathrooms
  - Stunning Wraparound Gardens
  - Council Tax Band E

### Ground Floor

#### Entrance

Composite double glazed frosted door to kitchen/diner.

#### Kitchen/Diner

17'3 x 14'5 (5.26m x 4.39m)

UPVC double glazed window with original stone mullion, UPVC double glazed window, all new gas/central heating radiators, spotlights, smoke alarm, range of grey panelled wall and base units, marble effect work surfaces, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric Indesit oven, integrated Lamona combi oven and microwave, four ring Lamona induction hob with integrated extraction unit, integrated fridge freezer, dishwasher and wine cooler, central Island with breakfast bar, television point, extractor fan, mains smoke alarm, wood effect laminate floor, oak single glazed engraved doors to dining room, reception room, utility room and stairs to first floor.

#### Dining Room

17'3 x 13'1 (5.26m x 3.99m)

UPVC double glazed window, UPVC double glazed window with original stone mullion, gas radiator, integrated electric meter cupboard, three feature picture wall lights and wood effect laminate floor.

#### Reception Room

16'10 x 14'3 (5.13m x 4.34m)

Three UPVC double glazed windows, gas radiator, three picture wall lights, television point, cast iron wood burner with granite hearth and tiled surround, wood effect laminate floor and UPVC double glazed bi fold doors to rear.

#### Utility Room

7'7 x 6'11 (2.31m x 2.11m)

UPVC double glazed window, gas radiator, grey base units, marble effect surface, stainless steel sink with high spout mixer tap, plumbed for washing machine, smoke alarm, extractor fan, wood effect laminate floor, oak door to WC and composite double glazed frosted door to rear.

#### WC

7'7 x 2'11 (2.31m x 0.89m)

UPVC double glazed frosted window, gas radiator, two piece suite, pedestal wash basin, dual flush WC, extractor fan and wood effect laminate floor.

### First Floor

#### Landing

17'3 x 14'7 (5.26m x 4.45m)

UPVC double glazed window with original stone mullion, two radiators, mains smoke alarm, oak double doors to storage cupboard where the new gas combi boiler is situated. Oak doors to three bedrooms and bathroom.

#### Walk In Wardrobe

6'5 x 5'10 (1.96m x 1.78m)

Fitted wardrobe, spotlights and open to en suite.

### Bedroom One

14'3 x 10'1 (4.34m x 3.07m)

Two UPVC double glazed windows, gas radiator, television point and open to walk in wardrobe.

### En Suite

8'4 x 6'5 (2.54m x 1.96m)

Two UPVC double glazed frosted windows, heated towel rail, three piece suite, enclosed double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, low bowl WC, tiled elevation, spotlights, extractor fan and tiled effect lino.

### Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

UPVC double glazed window with original stone mullion, gas radiator and fitted wardrobe.

### Bedroom Three

13'1 x 8'9 (3.99m x 2.67m)

UPVC double glazed window, gas radiator and fitted wardrobe.

### Bathroom

9'5 x 8'3 (2.87m x 2.51m)

UPVC double glazed frosted window, gas heater, three piece suite, panel bath with direct feed rainfall shower and rinse head, low bowl WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, extractor fan and tiled effect lino.

### External

#### Front

Off road parking, detached garage, Indian stone path and steps with handrail, external oak porch and store, EV power charger and wrap around garden with artificial lawn.

#### Rear

Wrap around laid to lawn garden with paving, raised bedding with water and power sockets and access to garage.

### Garage

16'11 x 11'2 (5.16m x 3.40m)

Power lighting and remote controlled roller door with manual override.



Tel: 01282469023

www.keenans-estateagents.co.uk