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HOWARTH FOLD FARMHOUSE  
Egerton, BL7 9PP  
£1,500,000



# HOWARTH FOLD FARMHOUSE

## Property at a glance

- MAGNIFICENT GRADE II LISTED FARMHOUSE
- EXQUISITE RESTORATION & PRESENTATION
- FIVE BEDROOMS (FOUR ENSUITE) FOUR RECEPTION ROOMS
- MATURE GARDENS & HARDSTANDING
- FAR REACHING VIEWS TOWARDS DELPH RESERVOIR
- PRIVATE GATED DRIVEWAY
- FREEHOLD
- PASTURE LAND AVAILABLE BY SEPARATE NEGOTIATION

Howarth Fold Farmhouse, a Grade II listed property dating back to 1649 and lovingly restored to offer over 4000 square feet of exquisite accommodation where modern conveniences are cleverly blended with features of the Carolean era. Nestled in the village of Egerton, this unique home is surrounded by matured gardens and panoramic views.

Accessed via a private gated driveway, the stone built farmhouse has oak entrance doors that lead into the entrance hallway. There is a walk-in cloak room with a separate guest wc, and a study/sitting room with open fireplace. The dining room is spectacular, with room for a 12-14 seater table and an open fireplace with a contemporary log burner. The lounge is equally impressive with a contemporary log burner and triple aspect windows with far reaching views. The breakfast kitchen is beautifully thought out and wonderfully cared for with Miele and Neff appliances, Corian work surfaces, and an island unit that is ideal for entertaining. The kitchen also has a separate dining area with French doors that open onto the patio and lawned gardens, for alfresco dining. The rear hall leads to the second lounge and utility, a store/pantry, and a spacious basement. The solid oak staircase takes you to the first floor landings, where there are four exceptional bedrooms, all ensuites with Villeroy & Boch sanitary ware, and a fifth double bedroom. All bedrooms have views of the gardens and the surrounding landscape. Needless to say there are formal gardens and plenty of parking.

Tenure - Freehold  
EPC Rating - exempt  
Council Tax Band G











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