

DESCRIPTION

**** DETACHED FARMHOUSE ** ** THREE BEDROOMS ** ** VILLAGE LOCATION ** ** CHAIN FREE ****

Nestled in the picturesque village of Worsthorne, this enchanting three-bedroom detached farmhouse seamlessly combines historical charm with modern luxury. Boasting a brand new roof, this 400-year-old property features exposed beams throughout, exuding rustic elegance in every room.

The heart of the home is its spacious, newly renovated kitchen, which showcases an original oil-fuelled Aga, granite work surfaces, and an island with a breakfast bar. Complemented by two newly installed bathrooms, this residence ensures contemporary comfort.

Set on a generous garden plot, the farmhouse offers a serene outdoor retreat complete with practical outbuildings for ample storage. A convenient downstairs shower room adds to the property's functional appeal.

Despite its tranquil countryside setting, the farmhouse is just a ten-minute drive from the local town, providing easy access to all essential amenities.

This unique property is a captivating blend of historical allure and modern convenience, making it an irresistible home.

To arrange your viewing, please call us on 01282 968668.





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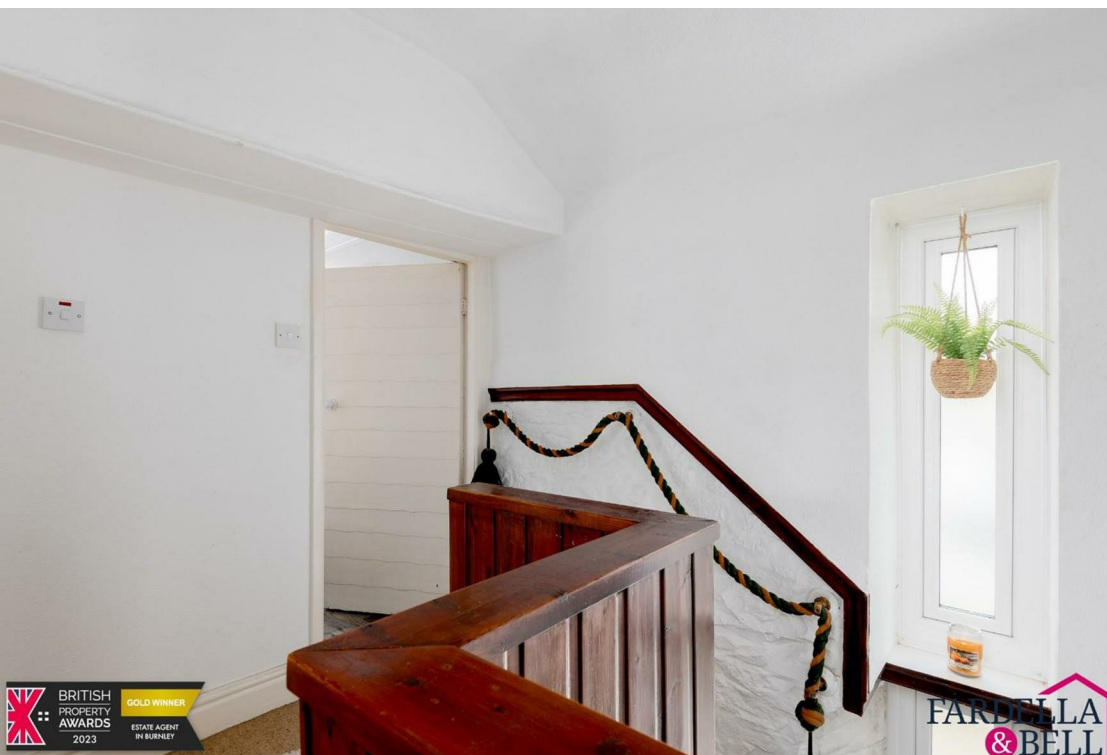


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Entrance hallway

Laminate flooring, exposed beams, matting to the floor next to the front door, ceiling light point and stone staircase to the first floor.

Lounge

Exposed beams to the ceiling, LVT flooring, two uPVC double glazed windows, radiator, multi fuel stove with wooden mantle and tiled surround, TV point and two ceiling light points.

Downstairs shower room

Tiled flooring, tiled walls, illuminated mirror, vanity units with sink and chrome mixer tap, two uPVC frosted windows, spotlights to the ceiling, shower enclosure with chrome mains fed shower and push button WC.

Kitchen

Spotlights to the ceiling, exposed beams, a mixture of wall and base units, inbuilt hide and slide double oven, integrated fridge / freezer, island with breakfast bar, induction hob, freestanding original oil fired AGA , TV point, uPVC double glazed window, sink with chrome mixer tap and granite work surfaces.

Landing

uPVC double glazed window, fitted carpet and ceiling light point.

Bedroom one

Exposed beam, uPVC double glazed mullion window, TV point, fitted carpet, radiator and fitted storage.

Bedroom two

uPVC double glazed window, fitted carpet, ceiling light point, radiator and fitted storage.

Bedroom three

uPVC double glazed window, radiator, loft access point, fitted carpet and ceiling light point.

Bathroom

Wet wall panelling, spotlights to the ceiling, laminate flooring, push button WC, vanity unit with sink and chrome mixer tap and free standing bath with chrome mixer tap.

External

Front - The front of the property features a driveway surrounded by a charming stone wall and plenty of space to hold several vehicles.

Rear and Side - The rear and side of the property include an outhouse with electricity for convenient storage, a spacious lawn area, walled boundaries, side gate access from the road, and mature bushes and shrubs for added privacy and greenery.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'C'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – In a protected conservation area

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – None on the property, but within close proximity to the property is a New Build residential site in the Village.

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

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seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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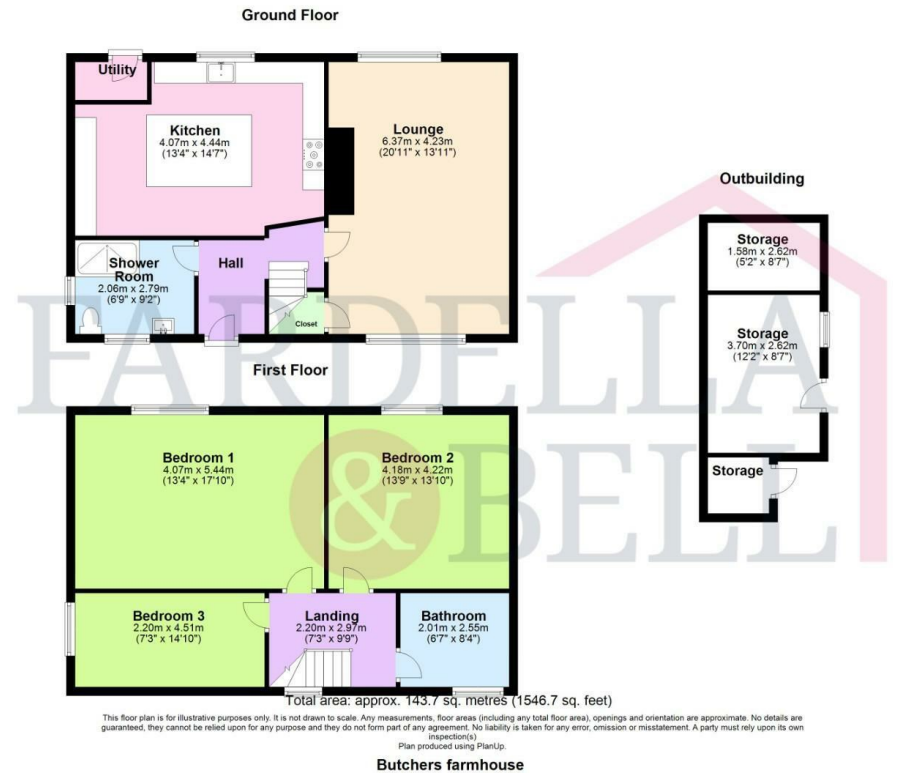
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

