

Wiswell Moor Farmhouse, Clerk Hill Road, Sabden

£895,000 Freehold

* STONES YOUNG PRESTIGE * A truly individual five bedroom stonebuilt farmhouse nestled in a wonderful rural location, privately positioned within a small hamlet setting with just a handful of neighbouring properties. This deceptive property originating from the early 1600's offers a tremendous amount of character within a generous layout and is set on a fabulous plot boasting elevated panoramic views over the valleys and is surrounded in every direction by hills and open fields with an additional 1/2 acre garden plot. Situated at the top of Clerk Hill Road, a highly sought after location on a quiet country lane, with lovely walks to enjoy from the doorstep, yet within a five minute drive to the nearby villages of Whalley and Sabden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

STONES YOUNG PRESTIGE A truly individual stonebuilt farmhouse nestled in a wonderful rural location, privately positioned within a small hamlet setting with just a handful of neighbouring properties. This deceptive property boasts elevated panoramic views over the valleys and is surrounded in every direction by hills and open fields. Situated at the top of Clerk Hill Road, a highly sought after location on a quiet country lane, with lovely walks to enjoy from the doorstep, yet within a five minute drive to the nearby villages of Whalley and Sabden with a whole host of amenities and both primary and secondary schools all within easy reach.

This delightful farmhouse, historically originates from the the early 1600's and offers a tremendous amount of character within a generous layout with the accommodation expanding to over 2,200 sq ft. The individuality on offer within this beautiful family sized home is incorporated in many ways along with many luxuries, its versatility will lend itself to a large variety of purchasers. The property is arranged over two floors and has been substantially and lovingly renovated by its current owners providing a sumptuous high quality finish throughout. The ground floor has two generous light filled living rooms with beamed ceilings, oak floors and stone fireplaces with multi fuel stoves, both enjoying the private aspects over the gardens. There is a flexible rear dining room with attractive indian slate flooring and a sizeable fitted dining kitchen with a bespoke array of handcrafted wall and base units. A separate useful boot room and utility room offer excellent additional storage. The first floor presents five versatile and flexible double bedrooms, with the master bedroom showing off the charm and original character with a wood beamed vaulted ceiling and stone mullion window. There is a luxurious five piece family bathroom with roll top bath and walk-in shower and a further modern en-suite shower room to bedroom four. There is an additional door at one end of the landing which leads to a vestibule with a separate side entrance doorway which offers direct access to outside providing the option to potentially create a self contained flat or office if desired with parking and its own entrance.

Wiswell Moor Farm is set on a fabulous plot with large easily maintained attractive lawned gardens and private rear indian stone flagged patios with surrounding hedging and well stocked planted borders with mature shrubs and trees and two good sized stonebuilt stores, also housing the oil tank. To the side is a gated stone gravelled driveway, providing ample private parking for several vehicles. Adjacent to the property is a further additional 1/2 acre lawned garden area with wildlife pond, patio seating areas with a range of mature planted borders and trees with breathtaking open rural views. This area also has outline planning for a single storey two bedroom annexe/'granny' bungalow which could offer fantastic additional living or work space if a new purchaser desires to pursue further. An internal viewing is essential to fully appreciate all that this plot has to offer and the character of this incredible home.



Entrance Porch

External solid wood stable style entrance door, timber framed double glazed windows, ornate lantern style wall light, part panelled walls and ceiling, internal wood glazed door through to living room.

Living Room

19' 4" x 14' 10" (5.89m x 4.52m)

Impressive light filled living space with beautiful solid oak wood flooring, 2 x hardwood double glazed windows with lovely aspects across private front garden and bespoke interior window ledges, large stone fireplace and hearth with wood beam over housing cast iron multi-fuel stove, feature wood ceiling beams and internal wood doors, panelled radiators, television point.

Boot Room

14' 8" x 6' 1" (4.47m x 1.85m)

Generous useful storage room which has been tanked with stone steps, hardwood double glazed window and feature sill, built in storage cupboard, recessed spotlighting and feature wood ceiling beam.

Dining Room

17' 1" x 11' 10" (5.21m x 3.61m)

Attractive versatile room with beautiful indian slate flooring, beamed ceiling and recessed spotlighting, 2 x hardwood double glazed windows with bespoke interior window ledges and private outlooks over rear patio gardens, panelled radiator, spindle wood staircase leading to first floor with understairs storage cupboard.

Breakfast Kitchen

14' 5" x 13' 2" (4.39m x 4.01m)

Superbly fitted with a sumptuous array of bespoke individual handcrafted wall, base and drawer units with complementary granite worktops, upstands and splash back, integrated electric range cooker with 6-ring hob and double oven and built in extractor

and drawer units with complementary granite worktops, upstands and splash back, integrated electric range cooker with 6-ring hob and double oven and built in extractor filter canopy, integrated dishwasher, stainless steel sink and drainer with mixer tap, feature indian slate flooring, wood beams and internal door, panelled radiator, recessed spotlighting, hardwood double glazed window with handmade sill and stunning views. Open to lounge:

Lounge

14' 5" x 14' 2" (4.39m x 4.32m)

Cosy and sociable open plan lounge with attractive solid oak flooring, stone surround fireplace with inset and hearth housing multi fuel stove, feature beamed ceiling and and internal wood door, wall light points, panelled radiator, television point, hardwood double glazed window with bespoke interior window ledges and delightful front aspects.

Utility Room

11' 3" x 5' 9" (3.43m x 1.75m)

Useful room with solid wood working surfaces and part panelled walls, plumbing for washing machine, space for tumble dryer, concealed floor mounted oil fired central heating boiler, Belfast sink with mixer tap, bespoke solid wood fitted cupboards to one wall. Internal wood glazed door to rear porch.

Rear Porch

Timber framed windows, rear solid wood stable style door leading to rear garden.

Staircase & Landing

20' 0" x 3' 1" (6.10m x 0.94m) x 10' 6" x 3' 5" (3.20m x 1.04m) Solid wood spindle staircase,

hardwood double glazed window, carpet flooring, panelled radiators, recessed spotlighting, feature wooden beams and attractive internal wood panelled doors.

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Master Bedroom One

14' 6" x 11' 2" (4.42m x 3.40m)

Light and spacious double room with semi vaulted beamed ceiling, carpet flooring, panelled radiator, 2 hardwood double glazed windows with feature stone mullion to the front and outstanding elevated views over the valley, wall light points, two bespoke, double, built in wardrobes & storage.

Bedroom Two

14' 8" x 14' 2" (4.47m x 4.32m)

Excellent double bedroom, carpet flooring, panelled radiator, feature ceiling spotlighting, hardwood double glazed window with stunning elevated views. A beautiful original feature tiled fireplace is currently hidden within the room, ready to be uncovered again if desired.

Bedroom Three

12' 11" x 14' 4" (3.94m x 4.37m)

Generous double room, carpet flooring, panelled radiator, hardwood double glazed window with fabulous long distance views and beautiful aspects over the gardens.

Bedroom Four

9' 3" x 9' 1" (2.82m x 2.77m)

Double room, carpet flooring, feature wood beamed ceiling, hardwood double glazed window.

En-suite Shower Room

4' 10" x 7' 4" (1.47m x 2.24m)

Modern 3-pce white suite comprising double shower enclosure with electric shower. part

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4' 10" x 7' 4" (1.47m x 2.24m)

Modern 3-pce white suite comprising double shower enclosure with electric shower, part tiled walls, low level w.c, pedestal wash basin with mixer tap, panelled wood door, velux window and beamed ceiling, built-in storage cupboards, karndean flooring, extractor fan, panelled radiator.

Bedroom Five

7' 11" x 10' 10" (2.41m x 3.30m)

Ample double versatile room with carpet flooring, panelled radiator, loft access, hardwood double glazed window.

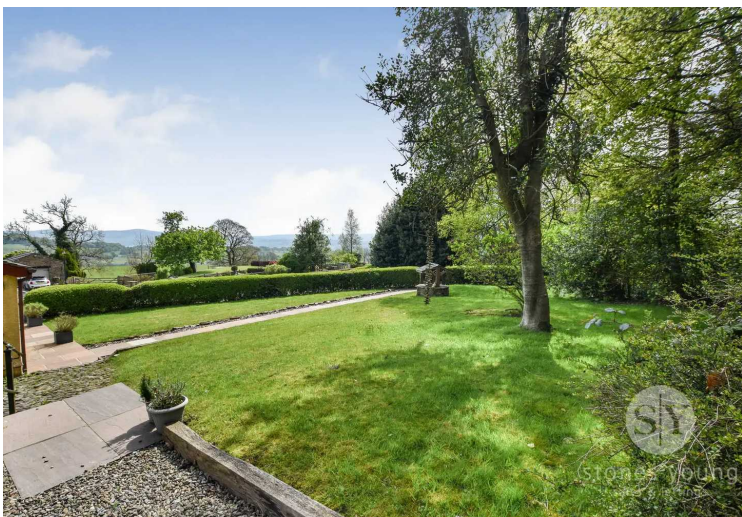
Family Bathroom

15' 10" x 7' 7" (4.83m x 2.31m)

Impressive luxurious 5-pce white suite comprising a lovely freestanding roll top bath with mixer tap and hand held shower tap fitment, walk-in double shower enclosure with direct feed large rain shower and additional thermostatic shower, individual large basin and surface surround, low level w.c., bidet, recessed spotlighting and wood ceiling beams, part panelled walls to dado height, slate style karndean flooring, victorian style panelled radiator and towel rail, 2 hardwood double glazed windows and sills, extractor fan.

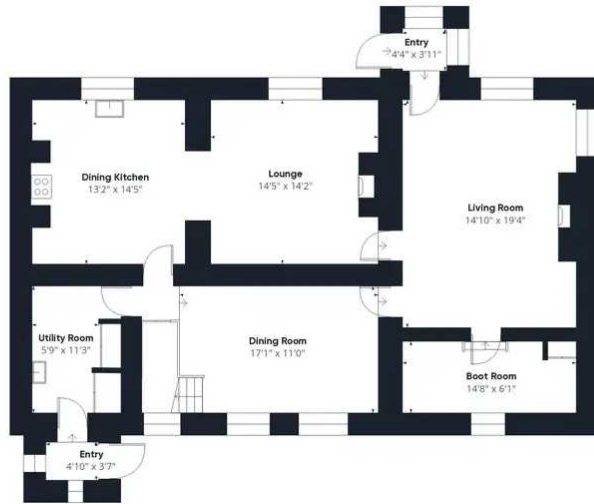
Additional Information

Oil central heating Hardwood double glazing We have been informed that the vendors own a stretch of the lane adjacent to their property, with only existing properties allowed access.





SY
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Floor 0



Floor 1

Approximate total area⁽¹⁾
2228.05 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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