



Green Farm Duke Street, Holme,
Carnforth, LA6 1PY

Green Farm, Duke Street, Holme, Carnforth

The property at a glance **6** **2** **3**

- Stunning 18th Century Farmhouse
- Four Sizeable Double Bedrooms
- Generous Lounge Diner & Snug
- Home Office/Study & Sitting Room
- Modern Fitted Kitchen & Utility Room
- Idyllic Location in Popular Village of Holme
- Beautifully Landscaped Gardens to Front & Rear
- Council Tax Band E
- Freehold
- EPC Rating D

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£575,000

Get to know the property



Stunning 18th Century farm house in an idyllic setting within the rural village of Holme. Offering generous accommodation with an abundance of character features, delightful gardens and off road parking, this property makes an all round fantastic family home!

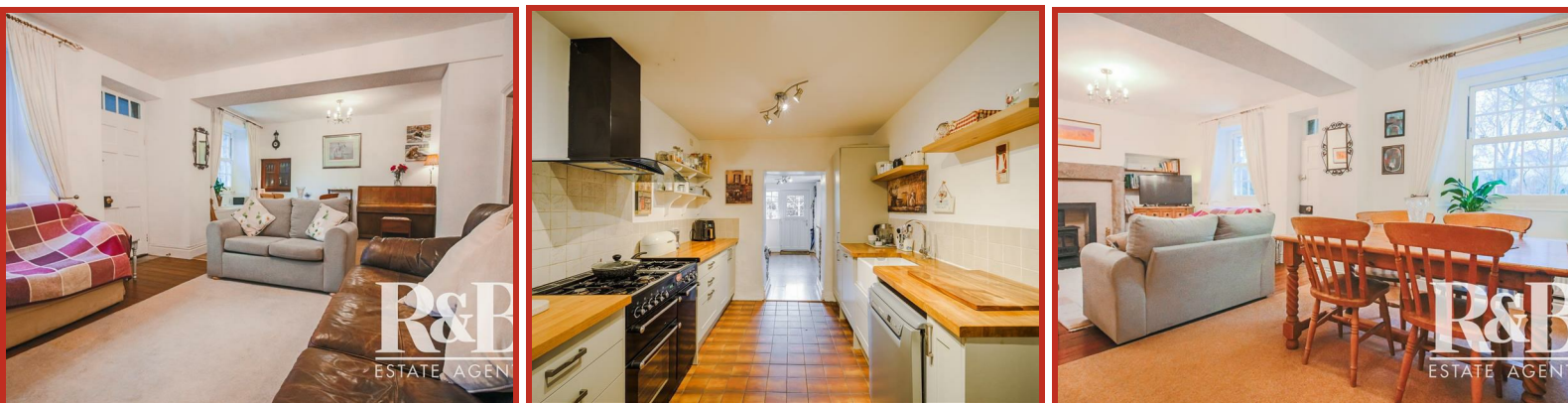
Oozing country cottage charm throughout; featuring original Inglenook style fireplaces with log burners, exposed ceiling beams to the top floor and traditional internal doors with Suffolk style iron latches.

Upon entrance to the property you are welcomed into the wonderful lounge diner - a superb family living space with a feature multi-fuel stove to the lounge area, creating a cosy ambience. Double doors from the dining area open to the stylish kitchen which incorporates a range of modern shaker style kitchen units, with Belfast sink, space for range cooker with fitted extractor hood above and space for fridge and freezer. Positioned just off the kitchen is a useful utility room with plumbing for washing machine and dryer.

From the kitchen and lounge there is access to the snug, a second reception room with stone flag flooring and an exposed stone fireplace with multi fuel stove. Patio doors from the snug open out to the fantastic rear garden.

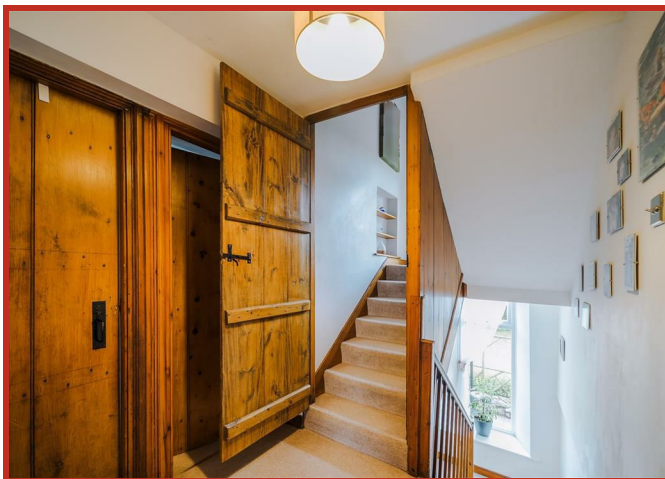
Rooms to the first floor include three generous double bedrooms, one currently used as a study, and a four piece family bathroom suite with both a double shower cubicle and freestanding, claw foot bath. To the second floor are three further double bedrooms - one used as a sitting/hobby room - and a second bathroom. The versatile accommodation can be varied to suit a purchaser's needs - alternative uses for the bedrooms could include playroom/nursery, home office, music room or dressing room.

Externally, the property is positioned on a sizeable plot with attractive gardens to the front and rear, that have been beautifully landscaped and maintained. The garden also boasts a summer house with electric supply which is currently used as a home gym!





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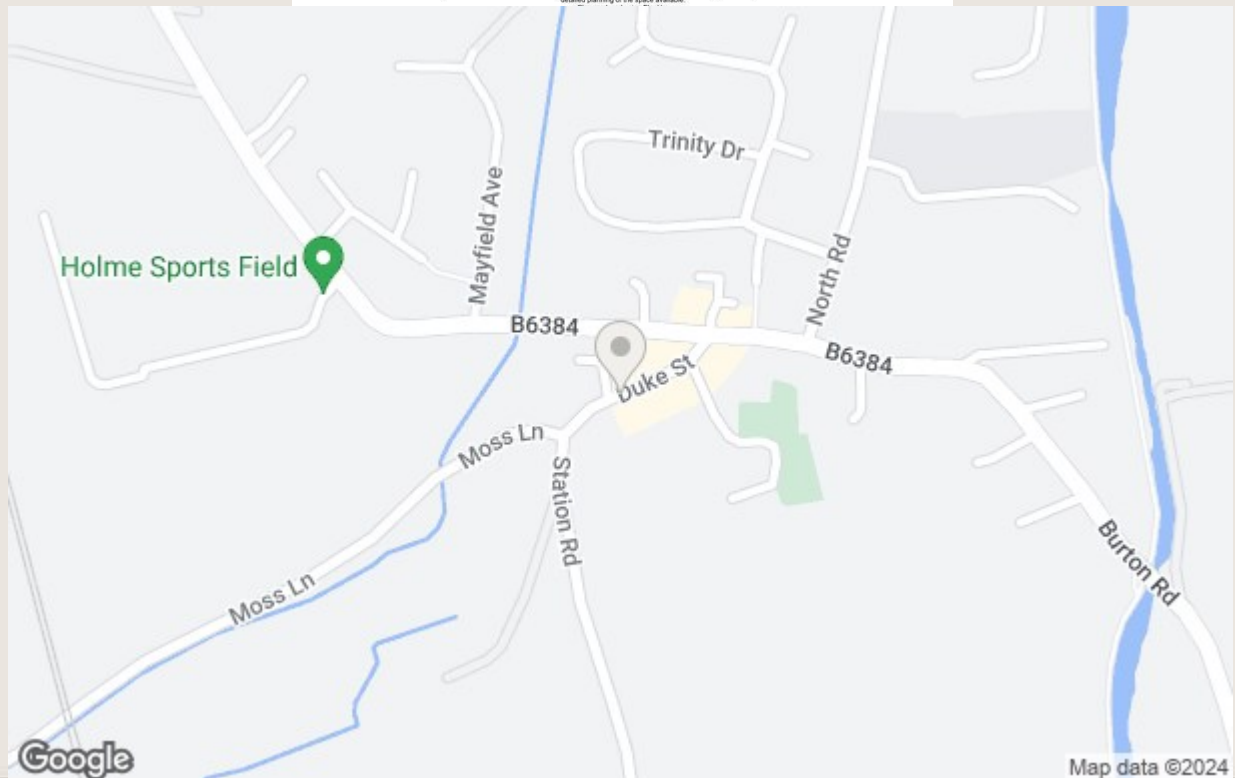
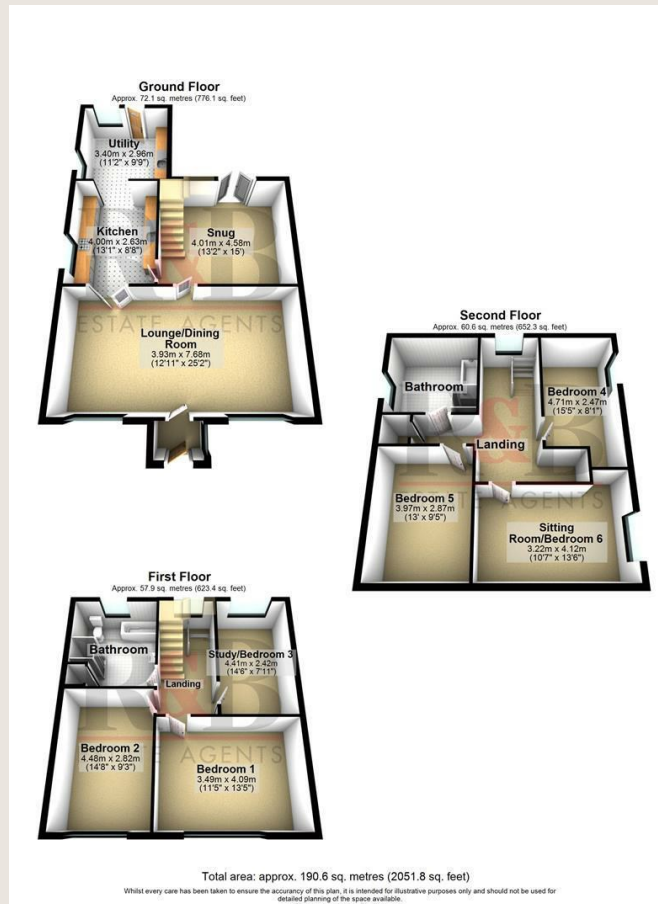
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(65-80) C	
(55-64) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC