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SELECT

# Whittle Hall Farm, Langho

Stonebuilt detached 4 bedroom farmhouse

£615,000



- Contemporary accommodation
- Stunning kitchen with island
- Lounge with log burner
- Sitting room with media wall
- Lovely large garden
- 155 m2 (1,668 sq ft) approx.

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# Whittle Hall Farm, Langho

A beautifully modernised detached stonebuilt farmhouse in a fantastic location offering great access to walks and open countryside. The house is set on a great plot measuring roughly  $\frac{1}{4}$  of an acre with good-sized south and west facing gardens with Indian stone patio, pathways and steps leading up to a banked area of land with mature trees ideal for a dog pen or wild garden area.

The house offers well-appointed accommodation with a large open-plan dining kitchen with central island unit with breakfast bar and space for a dining table. There is a lounge with feature fireplace and log burner along with a cosy sitting room with modern media wall with feature lighting. At the rear there is a porch leading to a 2-piece cloakroom and utility room. Upstairs there are four bedrooms with the master having an en-suite shower room plus a luxury modern 4-piece family bathroom.

Outside to the front there is private parking for four cars with EV charging point. There are lawned gardens to the south and west with Indian stone pathways, patio and steps lead up to a separate banked piece of land with mature trees. The property is fully modernised with a recently installed boiler, double glazing, underfloor heating in the bathrooms and is connected to fibre broadband. Viewing is essential.

**LOCATION:** From Whalley travel in the direction of Billington and take the hairpin bend on the left along Painter Wood. Continue straight on up the hill and as you approach York Village turn left onto Old Nab Road. Turn first right and Whittle Hall Farm is the last house on the right.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE PORCH:** With window to front, feature pitched ceiling, composite front door and glazed door to:

**OPEN-PLAN DINING KITCHEN:** 4.5m x 6.8m (14'9" x 22'5"); with two tone shaker style fitted wall and base units in blue and light grey with matching quartz work surface and quartz upstand, one bowl sink unit with mixer tap, integrated dishwasher, AEG microwave combination oven, stainless steel range cooker with 2 ovens, 2 grills, 5-ring gas hob and hot plate set into the chimney with oak beam mantel, wine fridge, central island unit with quartz work surface and attached breakfast bar, space for dining table and chairs, corner staircase off to first floor with understairs storage cupboard housing Worcester central heating boiler (installed in 2023).



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**LOUNGE:** 4.4m x 5.2m (14'6" x 17'0"); with feature exposed beams, recessed spotlighting, beautiful fireplace housing cast iron log burning stove set on stone flagged hearth with oak beam mantel, recessed spotlighting, glazed door to rear garden, window to side elevation and sliding oak doors leading to:

**SITTING ROOM:** 4.0m x 2.3m (13'1" x 7'8"); with feature modern media wall with television point and alcoves with LED lighting.

**REAR PORCH:** Off the kitchen with door to rear garden and utility room.

**UTILITY ROOM:** 2.4m x 1.7m (8'0" x 5'8"); with fitted shaker style wall and base units, one bowl stainless steel sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer.

**CLOAKROOM:** 2-piece suite comprising low suite w.c. and pedestal wash-hand basin with chrome taps.

#### FIRST FLOOR:

**LANDING:** With window on the half landing and loft access.

**BEDROOM ONE:** 4.4m x 2.8m (14'4" x 9'2"); with feature exposed stone wall and attractive outlooks across the rear garden.

**EN-SUITE SHOWER ROOM:** Modern 3-piece suite comprising wall-hung w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage under, shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, electric underfloor heating, tiled floor and Velux roof light.

**BEDROOM TWO:** 4.3m x 3.4m (14'0" x 11'0"); with exposed beams.



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BEDROOM THREE: 4.3m x 2.9m (14'2" x 9'6"); with exposed beams.

BEDROOM FOUR: 2.5m x 2.6m (8'3" x 8'6"); with exposed beams.

BATHROOM: Modern 4-piece white suite comprising a wall-hung w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and storage cupboards under and mirrored cabinet above with feature LED lighting, freestanding bath with chrome shower-tap fitment and walk-in shower with fixed glass panels and thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, fully tiled walls and tiled floor with electric underfloor heating.

OUTSIDE: The property has a tarmac parking area and driveway to the front providing parking for up to 4 cars with EV charging point. Gated access leads to a good-sized lawned garden to the side with storage shed and Indian stone paved pathway leading to the rear garden. The rear garden has an Indian stone paved patio, lawn, well-stocked planting borders and steps up with gated access to a banked piece of land with mature trees which is ideal for a dog pen or wild garden.

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**SERVICES:** Mains electricity and water are connected. There is a shared septic tank. Fibre broadband is connected.

**HEATING:** LPG central heating system with a Worcester combination central heating boiler (installed 2023) and electric underfloor heating to the ensuite and bathroom complemented by PVC double glazing.

**TENURE:** Freehold.

**EPC:** The energy efficiency rating of the property is F.

**COUNCIL TAX BAND:** F



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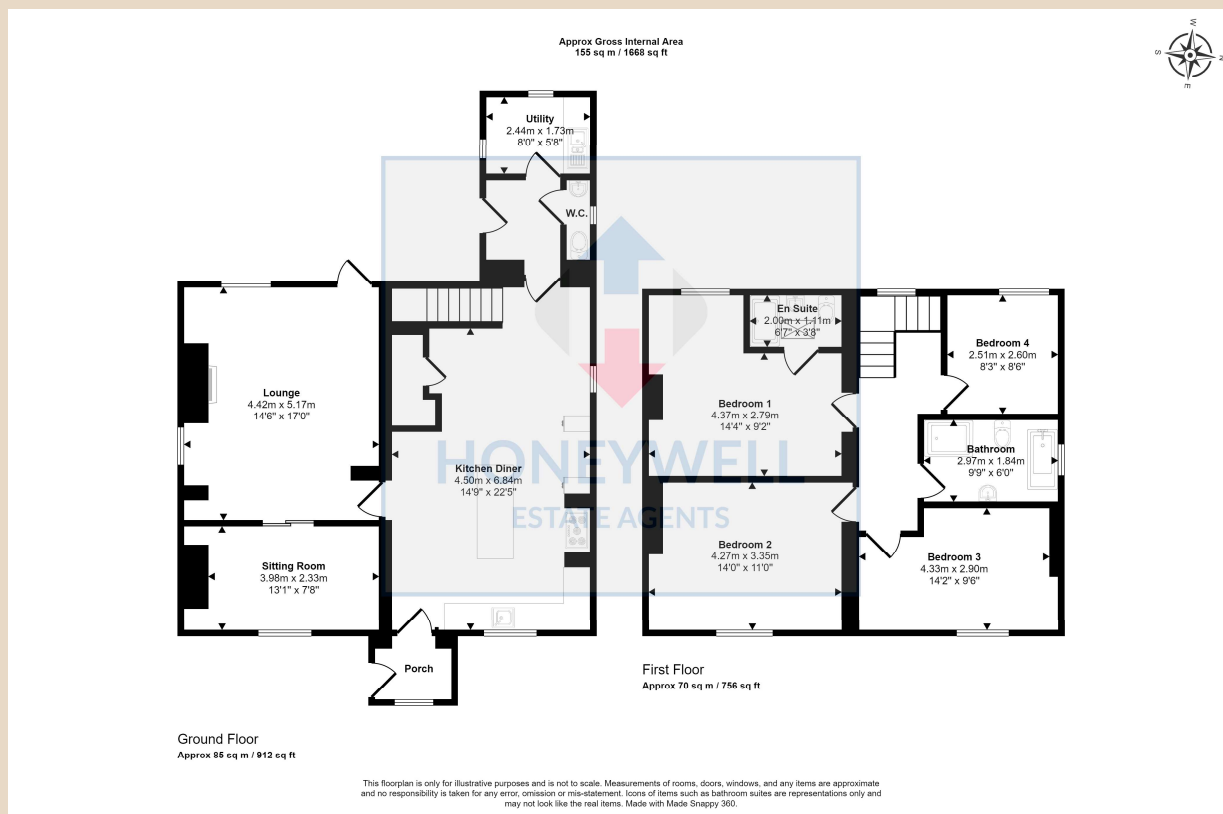




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*Whittle Hall Farm, Old Nab Road, Langho, BB6 8DY  
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