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SELECT

Sandilands Farm, Rimington

Beautiful detached stonebuilt farmhouse

Offers around £850,000



- Open views toward Pendle Hill
- 3 receptions, kitchen & utility
- 4 bedrooms & 2 bathrooms
- Large garden to the rear
- Superb character features
- Recently installed double glazing
- Modern kitchen with AGA
- 220 m² (2,368 sq ft) approx. plus garage and storage room

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Sandilands Farm, Rimington

A stunning stonebuilt farmhouse which dates back to the 1700s which offers fantastic character features throughout and lovely views to the front towards Pendle Hill. The house offers large family-sized accommodation with three reception rooms, four bedrooms, two bathrooms, dining kitchen and a large utility room.

Located in the centre of the village, the house is set in a large plot extending all the way to Back Lane at the rear. There is a cobbled driveway leading to a detached double garage, a walled front garden with lovely flowerbeds and a large rear garden with lawn, mature trees, shrubs and some useful stone outbuildings. The house offers the modern benefits of central heating and newly installed double glazing coupled with stunning character features including feature fireplaces, exposed beams and stonework, flagstone floors and tongue and groove latch doors. All three reception rooms are facing the front with views toward Pendle Hill and at the rear there is a shaker style kitchen with Corian work surfaces and AGA. Off the kitchen there is a very large utility room offering ample storage and laundry space. Upstairs there is a feature split-level landing, master bedroom with dressing room, three further bedrooms and an attractive 3-piece bathroom with shower over the bath. Viewing is essential to appreciate this house.

LOCATION: Upon entering Rimington from the Downham/Chatburn direction, proceed through the centre of the village and Sandilands Farm can be found on the left around 250 yards after passing Cosgroves clothes shop.

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

Through hardwood front door to ENTRANCE VESTIBULE and glazed door leading to:

DINING ROOM: 4.8m x 3.5m (15'9" x 11'7"); with feature exposed beams, outlooks towards Pendle Hill, fireplace housing feature coal effect bottled gas fired cast iron stove set into chimney breast with stone flagged hearth and oak beam mantel, wall light points.

CLOAKROOM: With coat hooks leading to:



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SHOWER ROOM: 3-piece suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, corner shower enclosure with fitted electric shower, part-tiled walls, recessed spotlighting and feature stone flagged window sill with oak beam lintel.

LOUNGE: 4.6m x 4.9m (15'3" x 16'1"); with 2 mullion windows to the front with outlooks towards Pendle Hill, feature exposed ceiling beams and stonework, wall light points, beautiful fireplace with cast iron log burning stove set into the chimney with brick interior, stone flagged hearth and oak beam mantel, television point and door leading to staircase off to first floor.

LIBRARY, STUDY OR SECOND SITTING ROOM: 3.0m x 4.9m (9'10" x 16'1"); with feature exposed beams, mullion windows with outlooks towards Pendle Hill, storage cupboard set into alcove, fireplace housing gas cast iron stove (not currently connected) with wooden surround and stone flagged hearth, wall light points.

KITCHEN: 4.6m x 3.3m (15'0" x 10'8"); with an attractive range of grey shaker style wall and base units with complementary light Corian worktop with Corian upstands and under unit lighting, moulded one-and-a-half bowl sink unit with mixer tap, electric AGA with 2 ovens and 2 hot plates set into original stone fireplace with tiled interior, integrated dishwasher, space for table and chairs, recessed spotlighting, exposed beams, door leading to rear garden and integrated fridge.

UTILITY ROOM: 5.0m x 3.4m (16'6" x 11'0"); with an extensive range of fitted storage cupboards with integrated fridge-freezer, further freezer, space and plumbing for a washing machine and stone flagged floor incorporating original stone dairy table.

FIRST FLOOR:

LANDING: A feature split-level landing with exposed beams and wooden spindles and balustrade.



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BEDROOM ONE: 4.6m x 3.6m (15'1" x 11'11"); with exposed beams, mullion windows with outlooks towards Pendle Hill. **DRESSING ROOM:** 3.2m x 1.7m (10'7" x 5'7"); with fitted hanging rails.

BEDROOM TWO: 3.1m x 5.0m (10'2" x 16'5"); with a feature pitched ceiling with exposed beams and stone fireplace with stone hearth, dual aspect with windows to front and rear elevation and walk-in closet with hanging rail.

BEDROOM THREE: 3.1m x 3.4m (10'3" x 11'0"); with exposed beams and stonework, feature fireplace with cast iron interior, stone surround and stone flagged hearth, excellent views towards Pendle Hill.

BEDROOM FOUR: 5.1m x 3.0m (16'10" x 9'11"); with a pitched ceiling with exposed beams, window to side elevation and Velux window.

BATHROOM: 3-piece Vernon Tutbury suite with low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, panelled bath with central chrome taps and thermostatic shower over with glass shower screen, part-tiled walls, recessed spotlighting, bathroom cabinet with LED lighting and chrome heated ladder style towel rail.

OUTSIDE: To the front of the property is an attractive garden with stone boundary wall with lawn and well-stocked planting borders and pathway to front door. To the side there is a cobbled driveway leading to a gravelled parking area with ample parking. There is an outside tap and exterior lighting. The driveway leads to a **DETACHED DOUBLE GARAGE** with electrically operated garage door, power, light and personal door to the side.

To the rear of the property is a large rear garden which extends all the way to Back Lane. There is a stone paved patio next to the house with **ATTACHED STORAGE ROOM** housing central heating boiler. The large rear garden has a lawn with planting borders, mature trees, plants and shrubs. There are various stonebuilt outbuildings offering excellent garden tool storage or space for chickens or livestock.

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SERVICES: Mains water, drainage and electric are connected.

HEATING: Oil fired central heating complemented by an electric AGA, bottled gas stove and double glazing (installed in 2024).

TENURE: Freehold.

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is E.



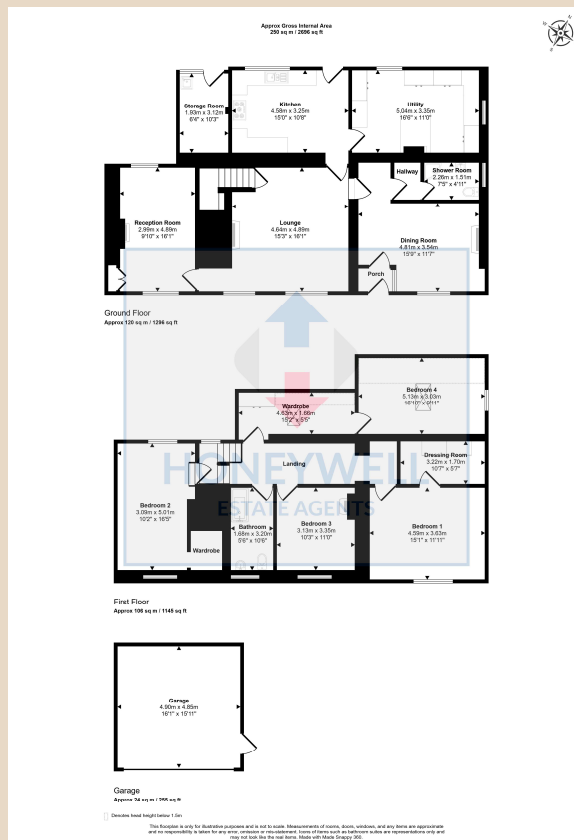
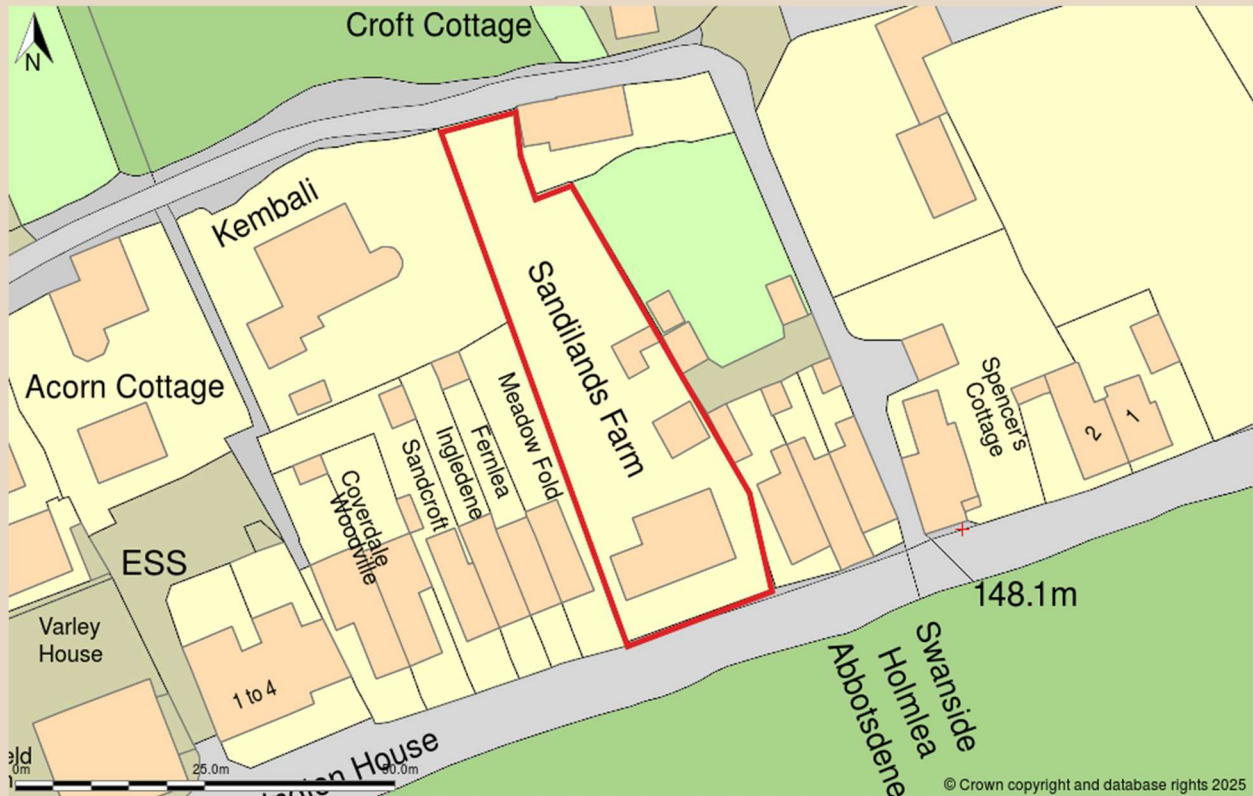
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