



# Higher Rhoden Farm

, Oswaldtwistle, BB5 3QL

Offers In The Region Of £450,000



Are you looking for something with the WOW factor!! Then this is the one, it absolutely ticks all the boxes!! An individually designed Semi-Rural Cottage which dates back to the pre 1900's which oozes style and space a hidden gem within Oswaldtwistle. Higher Rhoden Farm was previously "The Stables" and has been meticulously transformed into a Three Bedroom Cottage with an amazing Dining Kitchen Conversion which really is something else. The property offers a vast amount of living space which includes an Entrance Porch, Three large Reception Rooms, Fantastic Conservatory currently housing a Hot tub and Sauna. The hub of the House the Dining Kitchen which boasts space for a 10 person Dining Table, Lounge area and High Gloss Wall and Base units with Central Island. The we go to the first floor, Three Double Bedrooms, Dare to bare with the Master Bedroom being open plan to a White Bathroom Suite enjoying the views of the Countryside and a Three piece White Family Shower Room. Occupying a stunning Courtyard position with local walks on the doorstep, Gated Driveway providing private car parking with additional parking available to the cobbled courtyard. Fantastic rear garden set on 3 levels which make this a superb property for entertaining.





Entrance Porch 6'27 x 6'4 (1.83m x 1.93m)  
 Main Entrance UPVC Door. Two UPVC Double Glazed Windows. Stone Flag Floor. Original Beamed Ceiling.

Reception Room 1 18'9 x 14'26 (5.72m x 4.27m)  
 UPVC Double Glazed Window. Original Beamed Ceiling. Imposing Stone Chimney Breast with Log Burner Stove. Stone Flag Flooring.

Reception Room 2 12'20 x 28'43 (3.66m x 8.53m)  
 Three UPVC Double Glazed Windows and Two Electric Radiators. Original Beamed Ceilings and Stone Flag Flooring. Log Burner Stove.

Dining Kitchen 24'71 x 21'39 (7.32m x 6.40m)  
 Three UPVC Double Glazed Windows and Two Feature Arch Pitch Windows. Six Velux Roof Windows. Modern High Gloss Fitted Kitchen with Grey Finish Wall Units and White Base Units Complimentary Work Surfaces and Surrounds. Intergrated Washing Machine and Dishwasher. Island Unit with Cupboards and Britannia Range Double Oven and 5 Ring Hob. Stainless Steel Sink with Contemporary Mixer Tap. Stone Flag Floor and Beamed Ceiling. UPVC Double Glazed Doors Leading Into The Garden.

Reception Room 3 15'33 x 8'90 (4.57m x 2.44m)  
 Currently being used as a Gym Area. Stone Flag Floor. Archway to the Conservatory.

Conservatory 10'40 x 16'18  
 UPVC Windows and UPVC Patio Doors Leading out to the Rear Garden. Currently Housing a Hot Tub and Sauna.

First Floor  
 Landing  
 Electric Wall Heater.

Bedroom 1 27'65 x 11'91 x 8'57 (8.23m x 3.35m x 2.44m)  
 Two Velux Roof Windows and UPVC Double Glazed Window with Lovely Views. Original Beamed Ceiling. Electric Wall Heater and Ladder Style Radiator. Open Plan to the Free Standing Tub with Shower Mixer Tap. Double Wash Basin in Oak Unit. Porcelain Marble Finish Tile Floor.

Bedroom 2 12'41 x 14'31 (3.66m x 4.27m)  
 Two Velux Roof Windows and UPVC Double Glazed Window, Marble Finish Porcelain Tile Floor.

Bedroom 3 8'16 x 15'69 (2.44m x 4.57m)  
 Velux Roof Window and UPVC Double Glazed Window, Marble Finish Porcelain Tile Floor. Electric Wall Heater. Built in Shelving and Hanging Space.

Bathroom  
 UPVC Double Glazed Window and Ladder Style Radiator. Three Piece Suite Comprising of Shower Enclosure, Wash Basin and WC. Marble Finish Porcelain Tile Floor. Original Stone Reveal Wall. Original Beamed Ceiling.

External  
 Occupying a stunning Courtyard position with local walks on the doorstep, Gated Driveway providing private car parking with additional parking available to the cobbled courtyard. Fantastic rear garden set on 3 levels which make this a superb property for entertaining. Paved Patio areas, sleeper steps to the higher level which boasts the open countryside views.

Disclaimer 1  
 Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
 All fixtures and fittings in the property are excluded unless otherwise stated.

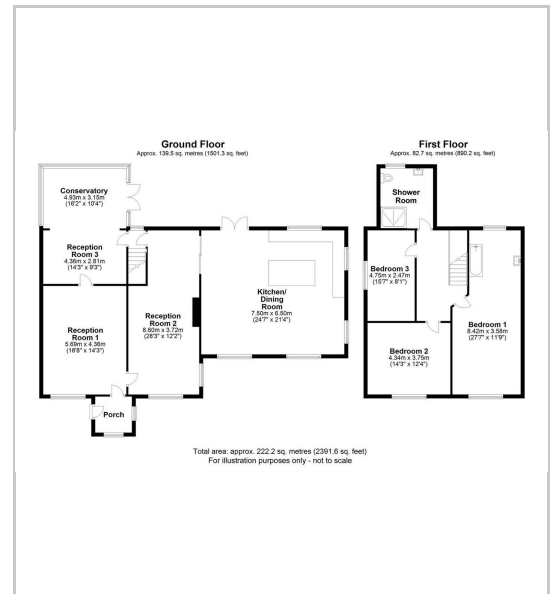
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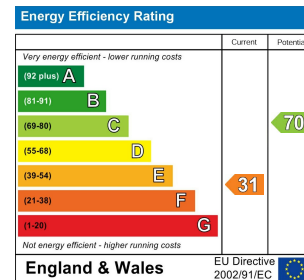
## Area Map



## Floor Plans



## Energy Efficiency Graph



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