



# Cox Farm, Stoneygate Lane

Knowle Green

**Offers in the Region of: £775,000**



**Pendle Hill  
Properties**





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**£775,000 Offers in the  
Region of**

A unique opportunity to purchase this stunning four-bedroom detached former farmhouse located between the historical village of Ribchester and Knowle Green. This rural location is well positioned for motorway access. The property briefly comprises a kitchen, utility room, lounge, dining room, study, WC, master bedroom with ensuite and dressing room, three further bedrooms, large family bathroom, driveway, double garage, and just under five acres of land.





### ENTRANCE

Located to the front of the property the entrance porch briefly comprises tiled flooring, ceiling light point, double-glazed windows, and opens into the dining room.

### LOUNGE

A spacious lounge boasting a beautiful feature central fireplace with stone surround and wood burner, carpeted flooring, wall-up lighters, double-glazed windows to the front, rear, and side of the property with spectacular views, exposed wooden beam, and patio doors to the rear.

### KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises an electric Aga, integrated dishwasher, under-mount sink with drainers, tiled flooring, ceiling spotlights, under cabinet lighting, space for a fridge/freezer, and double-glazed windows overlooking stunning views of the large gardens to the rear.

### DOWNSTAIRS WC

Located through the rear hall the downstairs wc briefly comprises a level WC, floating basin sink, towel warmer, ceiling light and tiled flooring.

### UTILITY ROOM

Located through the kitchen the utility room briefly comprises a base unit, space and plumbing for both a washing machine and dryer, radiator, ceiling spotlights, double-glazed window, and tiled flooring.

### DINING ROOM

The large dining room briefly comprises a beautiful range fireplace with patio doors opening onto the rear of the property, oak wood flooring, and provides access to both the study, lounge, and the second floor.

### STUDY

Located through the dining room the study briefly comprises oak flooring, ceiling light point, and a double-glazed window to the rear of property.

### FIRST FLOOR LANDING

Located on the first floor the landing briefly comprises carpeted flooring, radiator, double-glazed window to the rear with stunning views, and provides access to the four bedrooms, and family bathroom.

### MAIN BEDROOM WITH ENSUITE

A spacious double bedroom briefly comprising carpeted flooring, integrated storage, ceiling spotlights, double-glazed windows to the front and rear with stunning outlook, and radiators. En-suite briefly comprises a walk-in shower cubicle, low-level wc, floating basin sink, LED mirror, vinyl flooring, radiator, ceiling light point, tiled walls, and a double-glazed window to the rear. The dressing room briefly comprises surrounding fitted wardrobes, carpeted flooring, ceiling spotlights, radiator and a double-glazed window to the side.

### BEDROOM TWO

A spacious L-shaped bedroom briefly comprises carpeted flooring, radiators, exposed wooden beams with spotlights, wall up lighters, and double-glazed windows to the front, and rear.

### BEDROOM THREE

Another double bedroom briefly comprises carpeted flooring, double-glazed window to the rear of property, radiator, exposed wood beams with spotlights, and wall up lighters.

### FAMILY BATHROOM

A large family bathroom briefly comprises a walk-in shower cubicle with shower attachment and wall jets, jacuzzi bath with shower attachment, integrated remote controlled tv, integrated speaker system, low level WC, floating basin sink, tiled flooring, tiled walls, towel warmer, and a double-glazed window to the rear with stunning views.

### BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, integrated storage, ceiling spotlights, radiator, airing cupboard, and a double-glazed window to the front.

### EXTERNAL

The front of the property boasts a driveway providing access to the rear multi-vehicle parking, and the double garage with power, water, a Belfast sink, privacy door, and up and over door.

The extensive garden of the property boasts a decked seated patio area over a small stream, mature fruit trees and raised plant beds, play area, greenhouse, storage shed, lawn filled garden, paddock, alongside just under five acres of land with a stream running through perfect for equestrian or a multitude of uses.

### ADDITIONAL INFORMATION

Tenure = Freehold

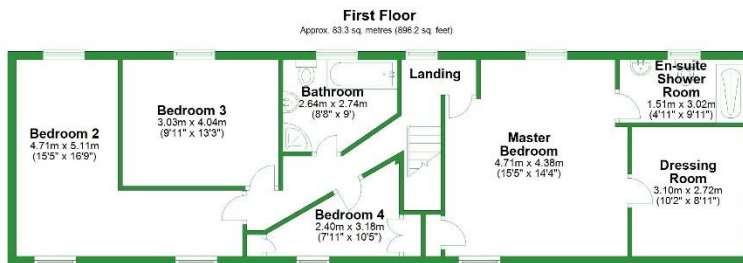
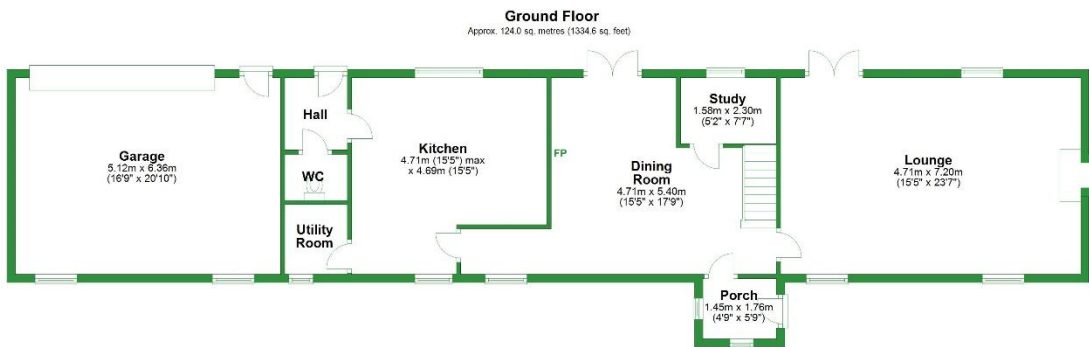
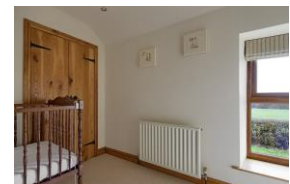
Council Tax Band = G

Septic Tank

LPG gas

The double garage is fitted with both a water and electric supply.





Total area: approx. 207.2 sq. metres (2230.8 sq. feet)  
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using Planity.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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