



Charnley House

Longridge

Offers in the Region of: £500,000



**Pendle Hill
Properties**



Charnley House, Longridge
£500,000 Offers in the
Region of

A charming, character filled 1792 farmhouse on the outskirts of Longridge briefly comprises multiple reception rooms, kitchen, utility room, dining room, orangery, downstairs shower room, three double bedrooms on the first floor, family bathroom, loft rooms and beautiful wraparound gardens.



LOUNGE

The main lounge a feature multifuel stove with stone surround and wood beams briefly comprises carpeted flooring, a radiator, ceiling light point and double-glazed window to the front aspect.

STUDY

A study room briefly comprises double glazed windows ceiling light point, radiator and window seat.

KITCHEN

A large kitchen with complimentary granite worktops comprises vinyl flooring, ceiling light points, tiled walls, an integrated oven with 5 ring gas hob, Belfast sink, ample storage and double-glazed window overlooking the rear of the property.

UTILITY ROOM

A utility space provides mass storage, integrated fridge freezer and washer, base units, ceiling light point, vinyl flooring and rear access.

DINING ROOM

The dining room boasts original stonewall features, vinyl flooring, radiators, a ceiling light point, double-glazed windows and a stable door for access to the side of the property.

SITTING ROOM

A modern sitting room briefly comprises a feature log burner, wood beam features, access to kitchen and orangery, double-glazed windows laminate flooring, ceiling light point, radiator and integrated storage.

SHOWER ROOM

A downstairs shower room boasts a walk-in shower cubicle, low level WC, pedestal sink, tiled walls and flooring, ceiling light point, frosted windows and integrated storage.

ORANGERY

An orangery boasts a glass roof and double-glazed windows, tiled flooring, stone wall with wall lights, electric heater and UPVC door access to the gardens.

BEDROOM ONE

Located on the first floor bedroom one comprises wood beam features, double-glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and integrated storage.

BEDROOM TWO

A second double bedroom briefly comprises double-glazed window to the rear, carpeted flooring, ceiling light point, radiator and integrated storage.

BATHROOM

A family bathroom boast twin cabinet storage sinks with mixer taps, bath with shower attachment, wood panelled walls, wood flooring, low level WC, ceiling light point and frosted window to the rear.

BEDROOM THREE

Bedroom three briefly comprises double-glazed window to the front, carpeted flooring, ceiling light point, and radiator.

LOFT ROOMS

Located on the second floor are two loft rooms utilised currently as an office and workshop, briefly comprising wood floors, eave storage, Velux windows, ceiling light points, radiators, toilet and sink.

EXTERNAL

The property boasts a shared access from the main road, plenty of space for parking to the front and side of the property, stunning wrap around gardens with vegetable patch, mature shrubs and plant borders and seating areas.

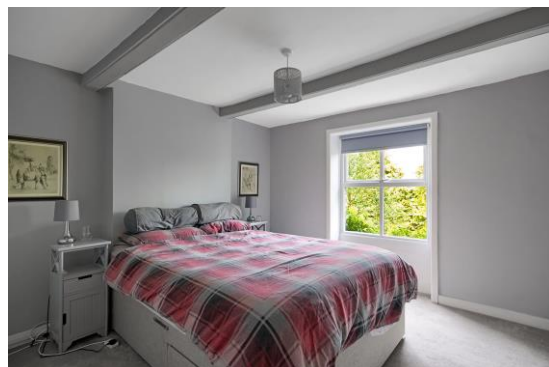
ADDITIONAL INFORMATION

Tenure = Freehold

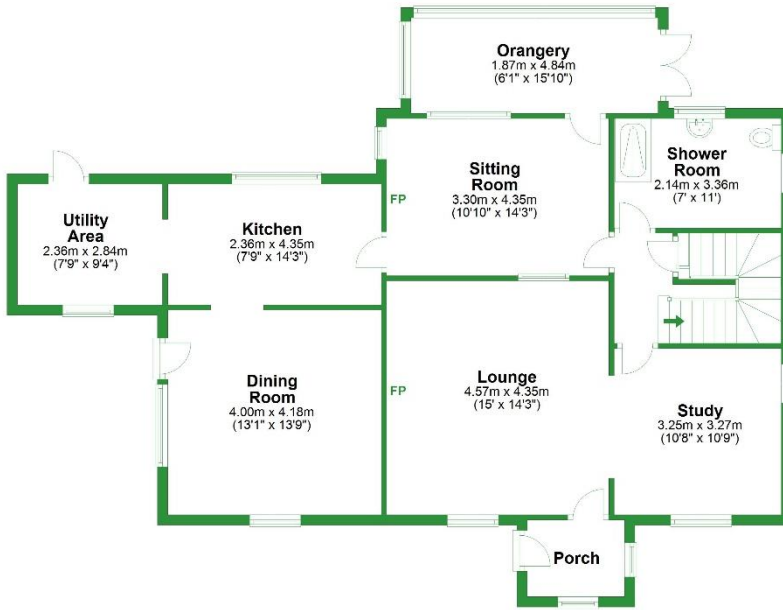
Council Tax Band = F

Property has its own septic tank.

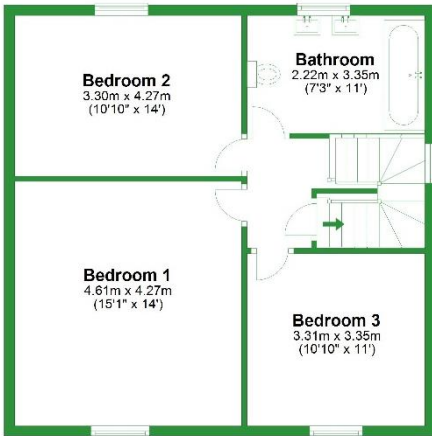
Property has small cellar accessible from a hallway on the ground floor.



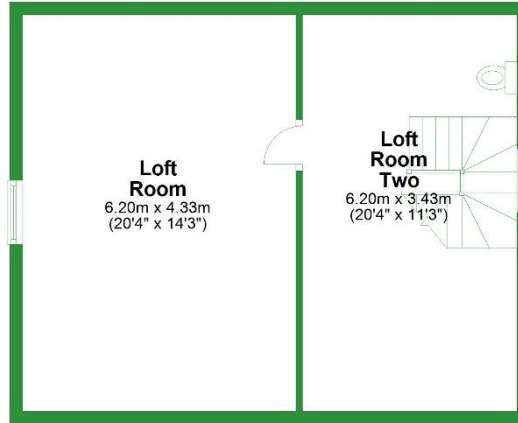
Ground Floor
Approx. 106.9 sq. metres (1150.4 sq. feet)



First Floor
Approx. 59.9 sq. metres (645.3 sq. feet)



Second Floor
Approx. 48.4 sq. metres (520.7 sq. feet)



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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