



Total area: approx. 200.7 sq. metres (2160.8 sq. feet)  
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			73

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Green Haworth, Accrington, BB5 3SL

### Offers Over £650,000

AN IMPRESSIVE EQUESTRIAN HOME WITH 4 ACRES, 5 STABLES AND A 20 X 40 ARENA

Higher Friar Hills House is nestled in the beautiful rolling countryside of Green Haworth and is the perfect home for an equestrian loving family looking for their dream family home with a range of equestrian facilities. Despite its peaceful and rural position, the property still provides easy access to the bridle path and neighbouring towns of Accrington, Oswaldtwistle and Rawtenstall. The property flows internally with generously proportioned living accommodation and a charming country-style kitchen/diner that overlooks the lawned garden to the front.

The property comprises briefly, to the ground floor: entrance to a hallway with stairs leading to the first floor and doors providing access to two generously sized reception rooms. The second reception has doors leading to a downstairs WC and the kitchen/diner. The WC has a door leading to a utility room with rear entrance door. The kitchen/diner provides access to a rear porch with door leading to the rear yard. To the first floor is a landing with doors leading to five bedrooms and a four-piece family bathroom suite. Externally the property boasts a large barn/garage with an attached storage room. There is a stable block with three stables plus an additional 2 stables and tack room. There is also a 20 x 40 wood fibre surfaced arena plus 4 acres of land currently split into four paddocks.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Green Haworth, Accrington, BB5 3SL

## Offers Over £650,000



- Exceptional Equestrian Property
- Spacious Reception Rooms
- Ample Off Road Parking
- EPC Rating: E
- Five Bedrooms
- Four Piece Bathroom
- Freehold
- Open Plan Dining Kitchen
- Approx. 4 Acres Of Land & Equestrian Facilities
- Council Tax Band G

### Ground Floor

#### Entrance Hallway

4'9 x 4'3 (1.45m x 1.30m)

Composite double glazed entrance door, smoke alarm, stairs to the first floor and doors to two reception rooms.

#### Reception Room One

18'6 x 14'2 (5.64m x 4.32m)

Two UPVC double glazed windows, two central heating radiators, open fire with brick surround, picture shelf and understairs storage.

#### Reception Room Two

18'6 x 17'8 (5.64m x 5.38m)

Two UPVC double glazed windows, two central heating radiators, cast iron log burning stove with brick surround and flagged hearth, window seat and doors to utility and WC.

#### WC

9'1 x 5'8 (2.77m x 1.73m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, part tiled elevations, extractor fan, tile effect flooring and doors to utility and storage.

#### Utility Room

9'9 x 5'9 (2.97m x 1.75m)

UPVC double glazed frosted window, WC, ceramic Belfast sink, plumbing for washing machine, space for dryer and fridge freezer and UPVC double glazed door to the rear.

#### Kitchen

18'11 x 18'6 (5.77m x 5.64m)

Four UPVC double glazed windows, two central heating radiator, range of wall and base units with laminate surfaces, oven and grill in a high rise unit, four ring electric hob, ceramic Belfast sink, plumbing for dishwasher, space for fridge freezer, cast iron log burning stove with granite hearth, television point, coving, exposed beams, tile effect flooring and door to the back porch.

#### Back Porch

5'4 x 4'11 (1.63m x 1.50m)

Two UPVC double glazed windows, tile effect flooring and UPVC double glazed door to the rear.

### First Floor

#### Landing

Two UPVC double glazed windows, two central heating radiators and doors to five bedrooms and bathroom.

#### Bedroom One

17'9 x 10'5 (5.41m x 3.18m)

Three UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

13'11 x 10'10 (4.24m x 3.30m)

UPVC double glazed window, central heating radiator and exposed beams.

#### Bedroom Three

14'3 x 9'11 (4.34m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

10'9 x 8'5 (3.28m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bedroom Five

14' x 9'4 (4.27m x 2.84m)

UPVC double glazed window and central heating radiator.

#### Bathroom

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin, freestanding roll top bath, electric feed shower unit, linen closet and tiled elevations.

#### External

Laid to lawn garden with planted beds, approximately four acres of land, barn/garage with an attached storage room. There is a stable block with three stables plus an additional 2 stables and tack room. There is also a 20 x 40 wood fibre surfaced arena plus 4 acres of land currently split into four paddocks.

