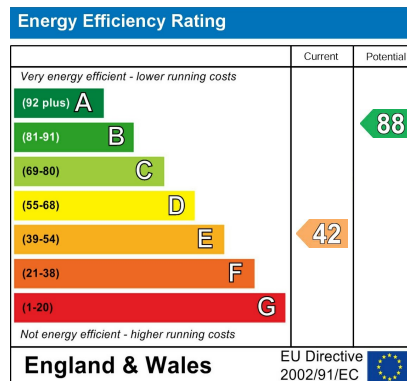
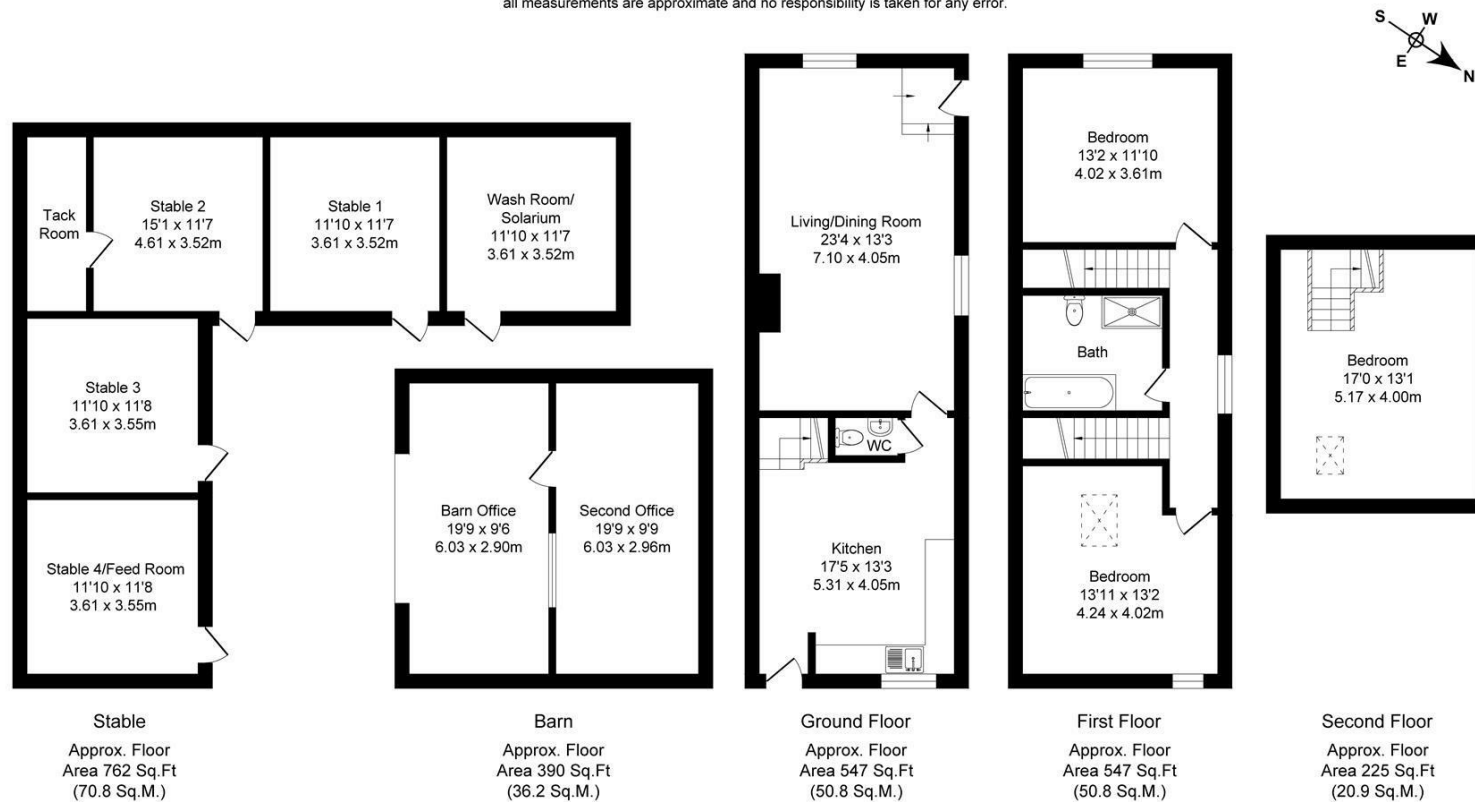


## Kings Highway Total Approx. Floor Area 2471 Sq.ft. (229.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.

## Kings Highway, Accrington, BB5 5UX Offers Over £425,000

STUNNING EQUESTRIAN PROPERTY WITH APPROX 3 ACRES OF LAND AND STABLE BLOCK IN PERFECT LOCATION.

Nestled at the end of this private gated 3/4 mile lane this mid of three stone built conversion really does have to be viewed! With excellent access to major commuter links as well as access straight on to the moors and Coppice for hacking, the property is located in a sublime position for anyone with equestrian interests.

The property briefly comprises, to the ground floor; lounge with a centre piece multi fuel stove and a dining kitchen. To the first floor is a modern, recently fitted three piece bathroom suite and two double bedrooms and stairs to a further third double bedroom. Externally the property benefits from an extensive front garden, parking for a number of vehicles and approximately 3 acres of land with stables for 4 horses, including washroom and horse solarium and paddock.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience.

# Kings Highway, Accrington, BB5 5UX

## Offers Over £425,000



- Equestrian Property
- Spacious Reception Room
- Ample Off Road Parking
- EPC Rating: E
- Three Bedrooms
- Four Piece Bathroom
- Freehold
- Fitted Kitchen
- Approx. 3 Acres Of Land & 4 Stables
- Council Tax Band C

### Ground Floor

#### Reception Room One

23'1" x 13'5" (7.06 x 4.09)

UPVC front entrance door, two UPVC double glazed windows, two central heating radiators, exposed beams to the ceiling, spotlights, two feature wall lights, cast iron multi fuel burning stove with a stone hearth and wood mantle, television point and a door to the kitchen.

#### Kitchen

13'10" x 13'5" (4.22 x 4.09)

UPVC double glazed window, a range of white high gloss wall and base units with wood effect worktops and tiled splashbacks, oven with a four ring electric hob and extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, exposed beams to the ceiling, spotlights, plinth lighting, tiled flooring, wall mounted combination boiler, central heating radiator, stairs to the first floor, door to the WC and a UPVC door to the rear.

#### WC

4'0" x 2'9" (1.22 x 0.84)

Low base WC, a wall mounted wash basin and tiled flooring.

### First Floor

#### Landing

#### Bedroom One

13'8" x 13'1" (4.19 x 4.01)

UPVC double glazed window, Velux window, central heating radiator and spotlights.

#### Bedroom Two

13'1" x 11'8" (4.01 x 3.56)

UPVC double glazed window, central heating radiator, television point and an under stairs storage cupboard.

#### Bathroom

9'8" x 7'6" (2.97 x 2.29)

Four piece suite comprising: low base WC, pedestal wash basin, panelled bath, and a shower cubicle with a direct feed shower, central heating radiator, spotlights, extractor fan, part tiled elevations and tiled flooring.

#### Second Floor

9'8" x 7'6" (2.97 x 2.29)

Four piece suite comprising: low base WC, pedestal wash basin, panelled bath, and a shower cubicle with a direct feed shower, central heating radiator, spotlights, extractor fan, part tiled elevations and tiled flooring.

#### Bedroom Three

16'11" x 13'1" (5.16 x 3.99)

Velux window, central heating radiator and spotlights.

#### External

Accessed via a private driveway which is shared with the neighbours, three allocated parking spaces, 3 acres of land, 4 12' x 12' stables including a wash room and horse solarium and a paddock. There is access onto the moors and Coppice for hacking.

### Agent Notes

The property is Freehold and Council Tax band C.

Supplied with water from a borehole and has oil fired central heating.

