



Stanhill Road, Oswaldtwistle, BB5 3RE

Offers Over £700,000

AN EXCEPTIONAL FARMHOUSE

Offering an abundance of indoor and outdoor space, breath-taking panoramic views and stylish interiors, Knuzzden Moss Farm is an enviable five bedroom farmhouse property which is being proudly welcomed to the market in the desirable location of Oswaldtwistle. With stunning gardens, open plan kitchen diner, fantastic cellar and loft conversion, this property has been presented and updated to the highest standard with immaculate presentation truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links. With ample gated off road parking, five living areas and detached double garage and located in a semi rural location, this property is the perfect home ready to move straight into!

The property comprises briefly; impressive external porch with a welcoming entrance hall which provides access through to a spacious reception room, snug, cloakroom, kitchen and staircases to the first floor and cellar. The kitchen boasts modern wall and base units and integrated appliances and leads openly on to a fantastic garden room and through to the snug. The garden room has panoramic countryside views and bi-folding doors on to the garden. The snug guides you through to a porch which leads on to a office. The lower ground floor leads on to a four spacious cellar rooms. The first floor comprises of doors on to four generously sized bedrooms, second reception room, family bathroom and staircase to the loft room which is being used as a fifth bedroom. The main bedroom leads on to a study/dressing room space whilst the second bedroom guides you on to an en suite. Externally, there is an enclosed wraparound garden with laid to lawn and paving. To the front there is ample gated off road parking, double garage and external utility and shower room.

For further information or to arrange a viewing please contact our Hyndburn branch.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**5****3****4****C**

- Impressive Farmhouse with Panoramic Countryside Views
 - Modern Fitted Open Plan Kitchen
 - Gated Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Abundance of Indoor and Outdoor Space
 - Tenure Freehold
- Three Bathrooms
 - Fantastic Cellar and Loft Conversion
 - Council Tax Band E

Ground Floor

External Porch

14'6 x 4'3 (4.42m x 1.30m)

Stone built entrance porch with open access, skylight and two windows.

Entrance Hall

16'7 x 14'6 (5.05m x 4.42m)

Composite double glazed double front doors, central heating radiator, cast iron multifuel burner with stone hearth and surround, wood effect laminate flooring, oak doors to reception room one, kitchen, snug, utility/cloakroom, stairs to first floor and feature glass trap door to stairs to lower ground floor.

WC/Cloakroom

14'1 x 7'2 (4.29m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights, PVC panel elevations, dual flush WC, vanity top wash basin with mixer tap, wood effect laminate flooring and composite double glazed frosted door to rear.

Reception Room One

25'6 x 14'1 (7.77m x 4.29m)

Two UPVC double glazed windows, two central heating radiators, four feature wall lights, television point, wood effect laminate flooring and UPVC double glazed bi-folding doors leading onto an extensive patio with seating area and sunken hot tub.

Kitchen

30'1 x 8'2 (9.17m x 2.49m)

UPVC double glazed windows, two upright central heating radiators, range of high gloss wall and base units with granite effect work surfaces, upstands and splashback, inset one and a half bowl sink and drainer with mixer tap which includes a boiling hot tap and filtered water, integrated electric double oven with five ring induction hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, breakfast bar, spotlights, under unit lighting, open to garden room and oak door to snug.

Garden Room

19'1 x 14'1 (5.82m x 4.29m)

Two skylights, central heating radiator, spotlights, exposed stone wall, television point, wood effect laminate flooring and two UPVC double glazed bi-folding doors with both external sides which fully open to the garden, patio, sunken hot tub and rolling panoramic views of Darwen Tower and Winter Hill.

Snug

16'7 x 14'8 (5.05m x 4.47m)

UPVC double glazed inset bay window, two central heating radiators, exposed beams, cast iron multifuel burner with stone hearth and exposed brick surround, television point and oak door to porch.

Porch

5'6 x 4'2 (1.68m x 1.27m)

Central heating radiator, tiled flooring, hardwood door to office and UPVC double glazed door to front.

Office

9'11 x 5'6 (3.02m x 1.68m)

UPVC double glazed window, integrated storage, access to central heating condensing boiler, tiled flooring and stairs to lower ground floor.

Lower Ground Floor

Cellar Room One

16'7 x 13'4 (5.05m x 4.06m)

Open to cellar room two.

Cellar Room Two

14'7 x 8'4 (4.45m x 2.54m)

Open to cellar room three.

Cellar Room Three

14'2 x 8'3 (4.32m x 2.51m)

Open to cellar room four.

Cellar Room Four

16'7 x 14'6 (5.05m x 4.42m)

Stairs to entrance hall.

First Floor

Landing

19'2 x 3'9 (5.84m x 1.14m)

Velux window, central heating radiator, pelmet lighting, oak doors to four bedrooms, family bathroom, open to reception room two and oak door to stairs to second floor.

Reception Room Two

14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed window, central heating radiator, spotlights, television point and UPVC double glazed sliding door to Juliet balcony.

Bedroom One

16'10 x 14'5 (5.13m x 4.39m)

UPVC double glazed window, central heating radiator, loft hatch, fitted wardrobes, television point and door to study.

Study/Dressing Room

14'5 x 8'5 (4.39m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'1 x 10'1 (4.29m x 3.07m)

UPVC double glazed window, central heating radiator and oak door to en suite.

En Suite

4'10 x 4'10 (1.47m x 1.47m)

Central heated towel rail, spotlights, exposed beams, PVC panel elevations, electric feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC and wood effect lino flooring.

Bedroom Three

14'1 x 8'5 (4.29m x 2.57m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

10'10 x 10'5 (3.30m x 3.18m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, heated towel rail, double electric feed walk-in shower, freestanding roltop bath with waterfall mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, PVC panel elevations, integrated linen cupboard and wood effect vinyl flooring.

Second Floor

Bedroom Five

27'3 x 14'3 (8.31m x 4.34m)

Two UPVC double glazed windows, central heating radiator, spotlights and smoke detector.

External

Rear

Wraparound garden with laid to lawn, paving, slate patio and wood and stone chip areas.

Front

Gated off road parking with paving and access to external utility/shower room and garage.

External Utility/Shower Room

12'9 x 5'8 (3.89m x 1.73m)

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, plumbing for washing machine, space for dryer, PVC panel elevations and composite door to garage.

Garage

18'6 x 17'10 (5.64m x 5.44m)

Power, lighting and roller shutter garage door.



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