

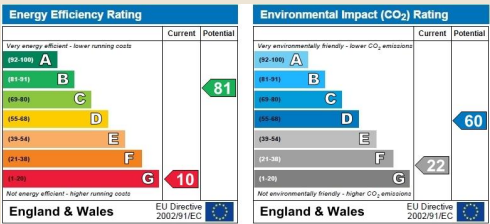


Hollin Hall, Trawden

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- Fantastic 1700s Farmhouse
- Four Bedrooms
- En Suite to Master
- Two Reception Rooms
- Dining Kitchen
- One Bedroom Cottage
- Walled Gardens and Croft
- Original Features
- Countryside Views

Viewing: By appointment via the agent:
01254 389384



Introduction

Keenans Estate Agents are privileged to announce to the market this spectacular period, Grade II listed home with panoramic views and an abundance of internal and external space.

This superb home was originally built in the sixteenth century and has history as a Quaker meeting house circa 1700's. The property is made up of a four bedroomed farmhouse and separate attached one bedroomed cottage - potential as a holiday let. This stone built farmhouse is a fantastic and rare opportunity and is located in the charming and quaint village of Hollin Hall in Trawden.

The main house internally briefly comprises of, ground floor: A hard wood front door leading into the entrance vestibule, first reception room with wood panelling and impressive beamed ceilings, a second reception room with an 18th century stone fireplace, dining kitchen, utility room and rear porch. The property also has a cellar below the kitchen. To the first floor: A spacious split level landing which takes you to four double bedrooms (an en suite to the master) and a four piece family bathroom as well as an attic room to the second floor. The cottage offers a lounge and kitchen, double bedroom and bathroom. Externally the property boasts formal lawned gardens to the front side and rear with walled boundaries to retain privacy, paved walkways and seating areas as well as vibrant bedding throughout. Also offered is a croft in front of the property with a stone walled boundary line.

This charming home boasts character throughout with original features such as parquet flooring, exposed beams and stone mullions and is brimming with potential throughout. Internal viewing is vital!

Farmhouse

Ground Floor

Entrance Vestibule

Hardwood front entrance door, light wood panelling to walls, built-in storage housing gas and electricity meters, tiled flooring and door to reception room one.

Reception Room One

3.68m x 6.02m (12'1 x 19'9) Two wood framed single glazed windows with stone mullions, medium oak panelling to picture rails, beams to ceiling, four wall lights, parquet flooring, centrepiece cast iron open fire with a stone surround, solid mahogany mantle and door to inner hall.

Inner Hall

Beams to ceiling, smoke alarm, telephone point, parquet flooring, stairs to first floor, stone architraves and doors to dining kitchen and reception room two.

Reception Room Two

6.07m x 5.13m (19'11 x 16'10) Two wood framed single glazed windows with stone mullions, beams to ceiling, two wall lights, television point and centrepiece cast iron multi-fuel stove set into an 1800s stone surround.

Dining Kitchen

5.69m x 3.61m (18'8 x 11'10) Three wood framed single glazed windows with stone mullions, beams to ceiling, solid dark oak base units, marble effect worktops, wood panelling to dado height, stainless steel one and a half bowl sink, drainer and mixer tap, two ring Aga with two ovens, space for dining table, television point, tiled flooring, doors to cellar, utility room and rear porch.

Utility Room

3.68m x 1.88m (12'1 x 6'2) Wood framed single glazed window with stone mullions, a range of wood wall and base units, laminate worktops, plumbing for washing machine and tiled flooring.

Cellar

2.92m x 2.87m (9'7 x 9'5) Flagstone flooring and lighting.

Rear Porch

2.49m x 1.75m (8'2 x 5'9) Two wood framed single glazed windows, stone mullions, wood panelling to walls, tiled flooring, hardwood rear entrance door and door to guest WC.

Guest WC

White two piece suite comprising a low suite WC, wall hung wash basin, white tiled splash backs and UPVC double glazed frosted window.

First Floor

Landing

Split level landing, wood framed single glazed window to stone mullions, beams to ceiling, smoke alarm, two wall lights, stairs to attic room, built-in storage, doors to four bedrooms and bathroom.

Bedroom One

5.23m x 4.98m (17'2 x 16'4) Two single glazed windows with stone mullions, beams to ceiling, two wall lights and door to en suite.

En Suite

Three piece suite, comprising a low suite WC, pedestal wash basin, panelled bath, tiled splash backs and wood framed double glazed window.

Bedroom Two

5.69m x 3.66m (18'8 x 12') Wood framed single glazed window with stone mullions and beams to ceiling.

Bedroom Three

4.01m x 3.10m (13'2 x 10'2) Wood framed single glazed window with stone mullions and beams to ceiling.

Bedroom Four

4.04m x 3.12m (13'3 x 10'3) Two wood framed single glazed windows with stone mullions and beams to ceiling.

Bathroom

White four piece suite comprising a low suite WC, pedestal wash basin with mixer tap, panelled bath, shower cubicle with direct feed shower, tiled splash backs, wood panelling to walls, built-in storage, central heating radiator and wood framed single glazed window.

Second Floor

Attic Room

3.73m x 3.12m (12'3 x 10'3) Wood framed single glazed window, beams to ceiling, carpeted with lighting and storage to eaves.

Cottage

Ground Floor

Entrance

Hardwood front entrance door to lounge.

Lounge

6.27m x 3.35m (20'7 x 11') UPVC double glazed window with stone window sill, three wall lights, feature stone alcoves, stairs to first floor, centrepiece electric fire with a stone surround and base and arch to kitchen.

Kitchen

3.00m x 2.01m (9'10 x 6'7) Wood framed single glazed window, a range of wood wall and base units, light wood effect laminate worktops, tiled splash backs, inset stainless steel sink, drainer and mixer tap, space for cooker, space for fridge freezer, plumbing for washing machine, breakfast bar and tiled flooring.

First Floor

Landing

Loft access, doors to bedroom and bathroom.

Bedroom

3.05m x 2.62m (10' x 8'7) Wood framed double glazed window and built-in wardrobe.

Bathroom

White three piece suite comprising a low suite WC, pedestal wash basin, shower cubicle with electric feed shower, tiled splash backs, built-in storage and wood framed single glazed window with stone window sill.

External

Formal lawned gardens to the front side and rear with walled boundaries, paved walkways and seating areas as well as planted flowerbeds. Also offered is a lawned croft in front of the property with a stone walled boundary line.

Agents Note

Grade II Listed.

Council Tax band F.



