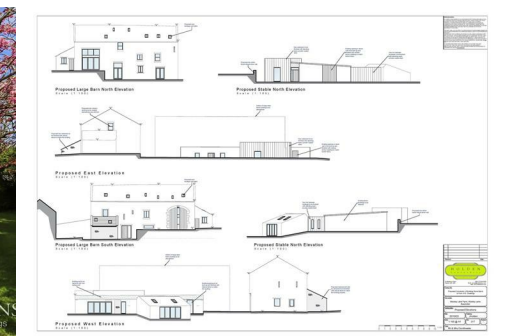
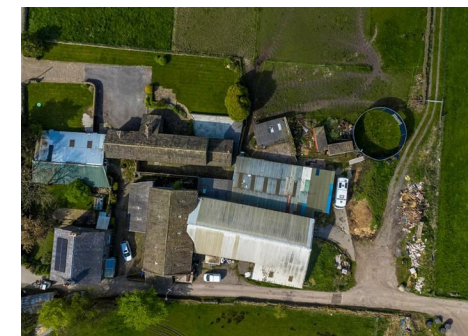


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wooley Lane, Baxenden, BB5 2EA

### £850,000

A CHARMING FARMHOUSE WITH PLANNING PERMISSION TO DEVELOP 4 DWELLINGS & OPTION TO PURCHASE EXTRA LAND

Welcome to this charming property located on Wooley Lane in the picturesque village of Baxenden, Accrington. This delightful farm property offers a unique opportunity for those seeking a tranquil countryside lifestyle with the convenience of being close to the amenities of Baxenden.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or visiting guests.

One of the standout features of this property is the large outbuilding, ideal for a workshop or potential conversion into additional living space. The barns and outbuildings come with planning permission for four dwellings, offering a fantastic development opportunity for those with a vision - planning documents available via Hyndburn planning portal.

Surrounded by the stunning countryside, this property also benefits from a luscious garden, perfect for enjoying the outdoors and soaking in the peaceful surroundings. For those with a green thumb, this garden is a blank canvas waiting to be transformed into a botanical paradise.

With the potential to acquire additional land, the possibilities for this property are endless. Whether you are looking for a peaceful retreat or a development project, this farmhouse offers the best of both worlds. Don't miss out on the chance to own a piece of countryside paradise with this perfect development opportunity.

# Wooley Lane, Baxenden, BB5 2EA

£850,000



- Tenure Freehold
- Unique Three Bedroom Farmhouse With Planning Permission To Develop Four Dwellings
- Ideal Family Home For Those Seeking A Tranquil Countryside Lifestyle With Viewing Essential

- Council Tax Band E
- Large Outbuildings

- EPC Rating D
- Fitted Kitchen And Four Piece Bathroom Suite

## Entrance

UPVC double glazed frosted door to the vestibule.

## Vestibule

4'1 x 3'5 (1.24m x 1.04m)

Door to the hallway.

## Hallway

Central heating radiator, stairs to the first floor and doors to the kitchen, a spacious reception room, a downstairs WC, utility room and cellar.

## Reception Room One

17'3 x 15'11 (5.26m x 4.85m)

UPVC double glazed window, two central heating radiators, ceiling rose, coving, cast iron log burning stove with stone hearth and surround.

## WC

10'1 x 3'7 (3.07m x 1.09m)

Low basin WC, pedestal wash basin with traditional taps.

## Utility Room

13'11 x 8' (4.24m x 2.44m)

UPVC double glazed window, central heating radiator, wall and base units with laminate surfaces, plumbing for a washing machine.

## Kitchen

14'8 x 11'4 (4.47m x 3.45m)

UPVC double glazed frosted window, a range of wall and base units with granite work surfaces, range cooker, wood clad ceiling with open access to reception room two, and door to the rear porch.

## Reception Room Two

14'9 x 11'9 (4.50m x 3.58m)

UPVC double glazed window, central heating radiator, log burning stove.

## Rear Porch

12'6 x 4'5 (3.81m x 1.35m)

Hardwood single glazed windows with a sloped polycarbonate roof, access to the rear.

## Lower Ground Floor

### Cellar

13'10" x 11'6" (4.24m x 3.53m)

Stone flagged floor, small working radiator, light and power point, coal hole to outside yard. ( Cellar was used for storage of coal and wood ).

## First Floor

### Landing

Central heating radiator, UPVC double glazed window in the stair return, doors to three bedrooms and a bathroom.

## Bedroom One

17'3 x 15'4 (5.26m x 4.67m)

UPVC double glazed window, central heating radiator.

## Bedroom Two

16'4 x 14'10 (4.98m x 4.52m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

14'8 x 11'7 (4.47m x 3.53m)

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

## Bathroom

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, freestanding double rolltop ball and claw bath with traditional taps, walk in shower.

## External

The farmhouse has a luscious laid to lawn garden with bedding areas and mature trees. There is a former cattery building included with the farmhouse that offers superb potential as a workshop, or conversion subject to further planning consent. The property comes with a large barn and outbuildings that have planning permission to be converted into four dwellings - please refer to Hyndburn planning portal ref 11/23/0523 for all plans and further details.

