



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Hillock Farm, Northcote Road, Old Langho, Ribble Valley
£850,000



This gorgeous five/six bedroom detached farmhouse is situated in approximately 3 acres of good grassland, with outbuildings and beautiful countryside surroundings. Situated in Old Langho in a small hamlet of just four properties, this really is an amazing countryside location close to all local amenities with many beautiful walks on your doorstep.

Offering spacious accommodation throughout the property enjoys large reception rooms on the ground floor and five bedrooms and three bathrooms to the first floor. This large period property would suit a variety of buyers looking for their dream countryside home/smallholding.

The property is accessed by an entrance porch to the front leading into the large L shaped Entrance Hall with exposed stone walls and beamed ceiling currently used as a library space, with access into the kitchen/diner and dining room. The large welcoming dining room provides access into the lounge, inner hall with staircase to first floor, kitchen/diner and is the real hub of the home with central feature fireplace, ceiling coving and French doors into the lounge. Stretching the full length of the property, this formal yet cosy lounge has a large marble fireplace with multi-fuel burning stove, French doors to the rear garden and surrounding windows allowing in ample natural light.

To the rear of the ground floor is the good sized kitchen diner with range of fitted base units and matching wall cupboards with polished granite working surfaces, Karndean floor, two casement windows and separate circular window, Belfast sink unit, part-tiled walls, gas fired two oven Aga (also heats domestic hot water system) built-in dishwasher, refrigerator, gas oven, TV aerial point. The kitchen open up to a inner hallway with access onto the rear patio area and utility room with floor to ceiling storage and wine rack, single drainer stainless steel sink unit, newly fitted Worcester gas fired central heating boiler and stone staircase down to the basement level and cellar.

To the first floor there is a break staircase and landing area providing access to all the first floor rooms. The master bedroom is a real showcase with ample floor space, fitted wardrobes and stairs down to spacious en-suite with pedestal wash basin, dual flush wc and double shower unit. Opposite the master is the split bedroom three with large study area and open entrance into a good sized double bedroom with vaulted and beamed ceiling. Bedroom Two offers large fitted wardrobe space and recently fitted en-suite shower room with tiled floor and walls, walk-in double shower, dual flush wc and hand basin with below vanity unit. Bedroom four is a very generous double room with fitted wardrobe space and bedroom five, currently used as library, would make a fantastic home office or snug. The family bathroom has been beautifully finished and includes tiled floors and walls, central free standing, roll top bath, dual flush wc, bidet, large walk in shower with rainfall shower head, wall mounted wash basin, LED spotlighting and wall panelling.

Outside there is a well maintained front garden with lawned areas and heavily planted flower borders and a very pleasant concrete flagged side patio area with a number of useful outbuildings including recently fitted laundry room with tiled floor, base level units, plumbing for washer/dryer and stainless steel sink with drainer. Adjoining the laundry room is a sauna room with a Scandinavian timber sauna. There is a water supply to the patio area and there is an adjoining well fenced field of approximately 2.25 acres or thereabouts with gated access to Northcote Road and a small stream (Bushburn Brook) with pond area with plenty of wildlife including nesting Kestrels and Barn Owl. To the front of the property is a large car parking area for 8-10 cars.

There is a generous courtyard which makes for a great entertaining space (South West facing) that lead onto two garden areas and then gated access out to the 2.25 acre field. In addition to the two workshops there is a large stone built piggery with lighting. There is great potential should you wish to convert the outbuildings into a Granny Annexe or additional living space subject to the necessary planning permissions.

Approximate Gross Internal Area 3968.8 sq. ft. (368.7 sq. m)

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band G.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Video Tour

To view the video tour of the property please scan the below QR code with your smart phone camera and follow the link:

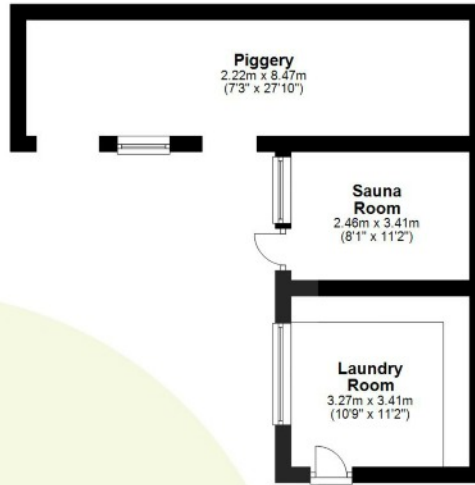




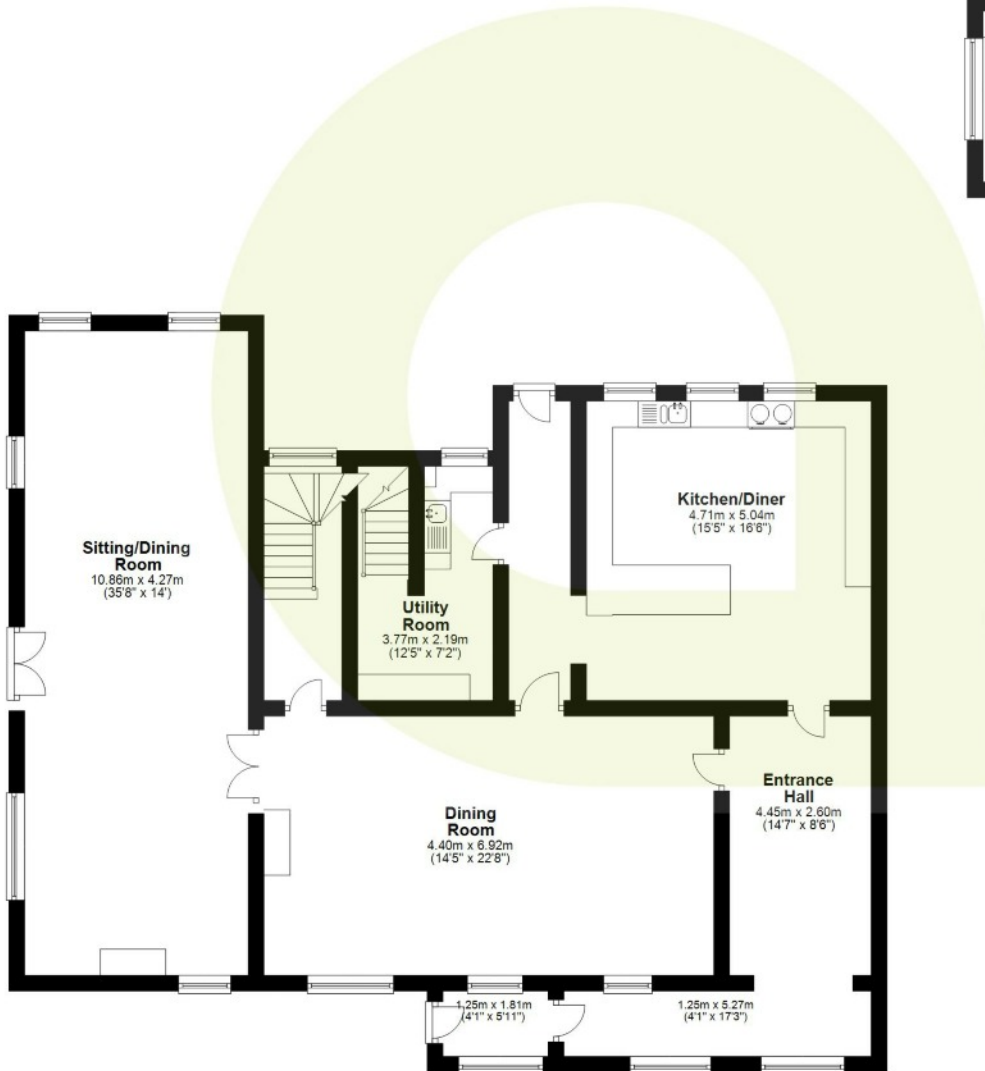
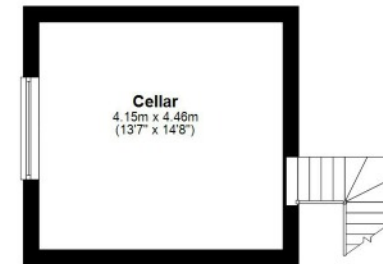




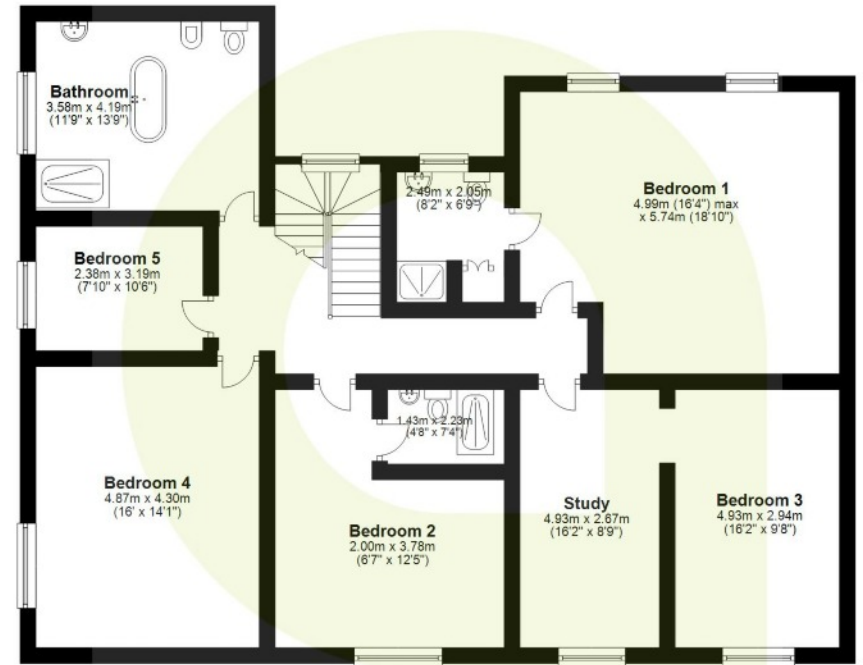
Ground Floor
Approx. 199.2 sq. metres (2144.1 sq. feet)



Basement
Approx. 18.5 sq. metres (199.2 sq. feet)



First Floor
Approx. 151.0 sq. metres (1625.5 sq. feet)



Total area: approx. 368.7 sq. metres (3968.8 sq. feet)













atvertons
property & land