



## *Higher Friar Hill House*

*Green Haworth*

*£625,000*



**Pendle Hill  
Properties**



*Higher Friar Hill House, Green  
Haworth*

**£625,000**

A five-bedroom equestrian property located in Green Haworth, briefly comprises a kitchen/dining room, two reception rooms, downstairs WC, utility room, five bedrooms, a bathroom, a front garden, rear patio, 4 acres of land including an arena, 5 stables, a barn, and two outbuildings.



## LOUNGE

A spacious lounge briefly comprising carpeted flooring, a fireplace with an open fire, two radiators, a ceiling light point and wall-mounted light points, and two double-glazed windows, one to the front and one to the side.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises an integrated four-ring Neff electric hob with overhead extractor, double Neff ovens, integrated dishwasher, a ceramic sink with mixer tap, three radiators, ceiling light points, tiled flooring, a multi-fuel burner, and four double glazed windows to the front, side, and rear of the property.

## SECOND LOUNGE

A spacious second lounge briefly comprises carpeted flooring, two radiators, a ceiling light point, a fireplace with a multi-fuel burner, a large, double-glazed window to the front, and one to the rear.

## DOWNSTAIRS WC

The downstairs WC comprises tiled flooring, a low-level WC, a radiator, a pedestal sink, and a ceiling light point.

## BEDROOM ONE

Bedroom one briefly comprises carpeted flooring, a ceiling light point, fitted wardrobes, a radiator, and three double-glazed windows, two to the front and one to the side of the property.

## BEDROOM TWO

The second bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

## BATHROOM

The bathroom briefly comprises a walk-in shower, a bath, a low-level WC, a pedestal sink, carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the side of the property.

## BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, a radiator, and a double-glazed window to the front of the property.

## BEDROOM FOUR

The fourth bedroom comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

## BEDROOM FIVE

Bedroom five briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the side.

## EXTERNAL

Externally the property boasts a large garden to the front, a rear patio, 4 acres of land including an arena, 5 stables, split into two stable blocks, a barn, and two additional outbuildings.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = G

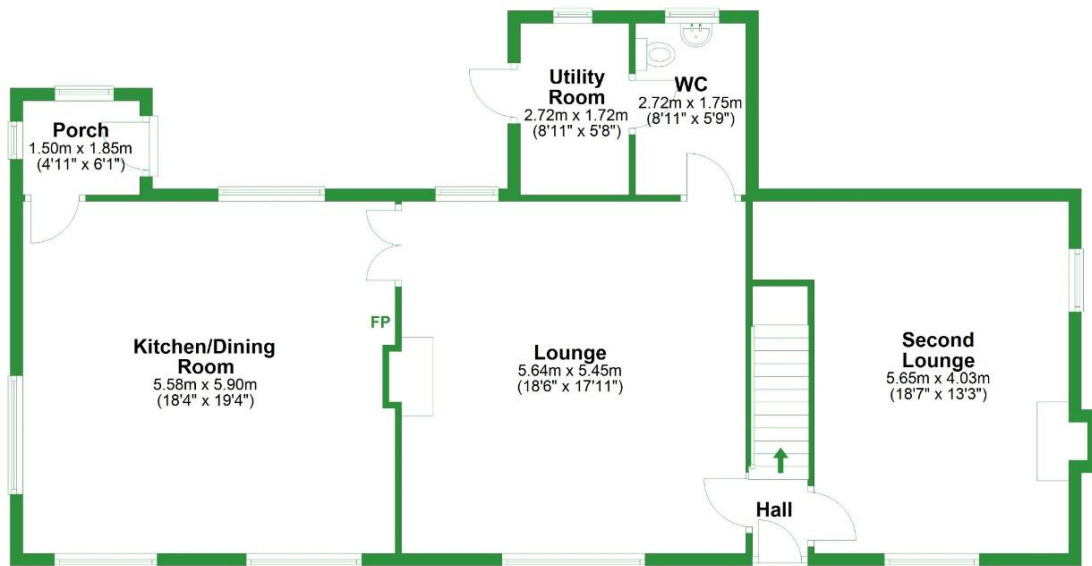
The property has a utility room, providing plumbing for both washer and dryer.

The property is on a septic tank.



### Ground Floor

Approx. 105.4 sq. metres (1134.7 sq. feet)

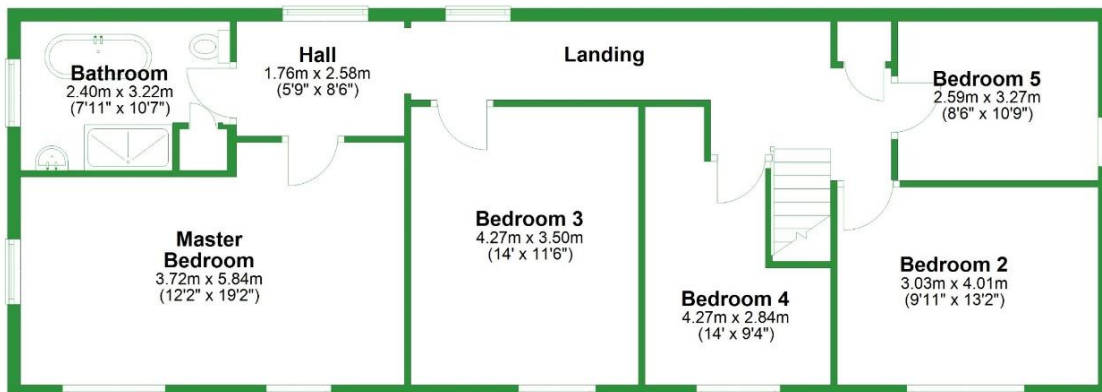


Total area: approx. 202.9 sq. metres (2183.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

### First Floor

Approx. 97.5 sq. metres (1049.0 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill Properties**

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