

Coppy House Farm, Brogden Lane, Barnoldswick

OFFERS IN THE REGION OF £700,000







Brogden Lane, Barnoldswick

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- Detached Farmhouse
- Approx 1.79 acres
- Four Bedrooms
- Panoramic Views
- Idyllic Location
- Detached Garage

'Coppie house farm'. Located on Brogden Lane, Barnoldswick this generously spaced detached dwelling offers a unique blend of comfort and grandeur. Situated across two floors this property furnishes four well proportioned bedrooms, a bespoke wet room and stunning four piece bathroom suite to the first floor / landing. On the ground floor there is a family sized living room, two additional sitting rooms, dining room, useful utility room, ground floor w.c and a beautifully presented kitchen. Externally to the front elevation is an enclosed garden with a meticulously maintained laid lawn with mature trees, flowerbeds and a potting area. To the rear elevation is a flagged patio area with space for garden furniture, storage shed, summerhouse, outside water tap and lighting. Having the added benefit of a detached garage with a paved driveway providing ample space for off road parking. Surrounded by stunning open aspect views towards the Yorkshire three peaks and Pendle Hill, this is the perfect spot for during the Spring / Summer peaks and Pendle Hill, this is the perfect spot for during the Spring / Summer peaks. Local amenities, transport links and good schools are a short drive away. Early viewing is highly advised to avoid disappointment.







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GROUND FLOOR

On the ground floor you will find:

SITTING ROOM 3.86m x 4.08m (12'7" x 13'4")

A cosy sitting room having space for settees, exposed wood ceiling beams, feature fireplace with log burning stove set within, double doors leading through to the additional sitting room and wood frame windows to the side and rear elevation.

SITTING ROOM 3.39m x 4.06m (11'1" x 13'3")

An additional sitting room with exposed wood ceiling beams, 2x wall lights, double doors leading through to dining room, composite double glazed window to the side elevation.

LIVING ROOM 6.06m x 4.07m (19'10" x 13'4")

A family sized living room having ample space for settees, television point, 1x central heating radiator, composite double glazed patio doors to the side elevation and composite double glazed windows to the side and rear elevation with stone sills.

DINING ROOM 4.30m x 4.05m (14'1" x 13'3")

Perfect for hosting this dining room has space for table and chairs, serving hatch, exposed wood ceiling beams, 4x wall lights, double doors leading to the living room and composite double glazed windows to the front elevation.

KITCHEN 3.79m x 4.02m (12'5" x 13'2")

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, exposed wood ceiling beams, Stoves range cooker with chrome extractor hood above, Belfast sink with chrome mixer tap, exposed brick wall feature, Bosch dishwasher, serving hatch, stone staircase to the first floor / landing and composite windows to the front elevation with stunning panoramic views towards the countryside and Pendle Hill.

UTILITY ROOM 5.69m x 2.02m (18'8" x 6'7")

A useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, space for an under counter fridge, plumbing for a washing machine, exposed wood ceiling beams, and composite double glazed window to the side and rear elevation.

GROUND FLOOR W.C

A 2 piece suite comprising of: tiled flooring, push button w.c, pedestal sink with chrome mixer tap, tiled splash back, heated chrome towel rack and composite double glazed window to the front elevation with stone sills.

FIRST FLOOR / LANDING

BEDROOM ONE 3.86m x 3.55m (12'7" x 11'7")

A bedroom of double proportions with fitted wardrobes, exposed wood ceiling beams, 1x central heating radiator and composite double glazed windows to the rear elevation with stone sills.

BEDROOM TWO 3.97m x 4.03m (13'0" x 13'2")

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and composite double glazed window to the rear elevation

BEDROOM THREE 3.09m x 3.10m (10'1" x 10'2")

Another bedroom of double proportions with fitted wardrobes, 1x central heating radiator and a composite double glazed window with views towards Pendle Hill.







GYM ROOM / BEDROOM FOUR 4.02m x 3.08m (13'2" x 10'1")

Currently used as a gym room having exposed wood ceiling beams, a central heating radiator and composed of a glazed window to the front elevation with beautiful open aspect views towards the countryside.

WET ROOM

Absolutely modern bespoke three-piece wet room comprising of a walk-in shower, a bidet, a fully tiled floor and a wall sink in a vanity unit with chrome mixer tap. LED touch sensors, a light pump, a heated chrome towel rack, recessed LED spotlights, a push button WC, a chrome radiator and a composed of a glazed window to the side elevation with open aspect views towards the countryside.

BATHROOM

A stunning four-piece bathroom suite comprising of a wood-effect tiled floor, a walk-in shower, a bidet with a heated shower head, a freestanding tubular bath with a chrome mixer tap and a shower attachment, a chrome towel rack, recessed LED spotlights, a heated chrome towel rack, a push button WC, a chrome vanity unit with a chrome mixer tap, touch sensors, LED light pump, a chrome radiator, exposed wood ceiling beams and a composed of a glazed window to the front elevation with stone tiles.

EXTERNALLY

Externally, the front elevation is a rendered garden with a well-maintained lawn with mature trees, flower beds and a potting area. To the rear elevation is a large paved area with space for garden furniture, storage sheds, a summer house, a outside water tap and lighting. Surrounded by stunning open aspect views towards the countryside and Pendle Hill is the perfect spot for during the Spring/Summer months.

GARAGE 6.36m x 2.93m (20'10" x 9'7")

Ideal for storage and office parking purposes.

PRECISE LOCATION

<https://www.google.com/maps/place/10+Horsfall+Road,+Barnes,+Greater+Manchester,+England,+M13+9PL>

360 DEGREE VIRTUAL TOUR

<https://tally.com/property/house-farm>

VIDEO LINK

https://youtu.be/D8_DczT4Tp8

PROPERTY DETAILS

PUBLISHING













Hilton &
Horsfall

Approximate total area⁽¹⁾

2252.25 ft²

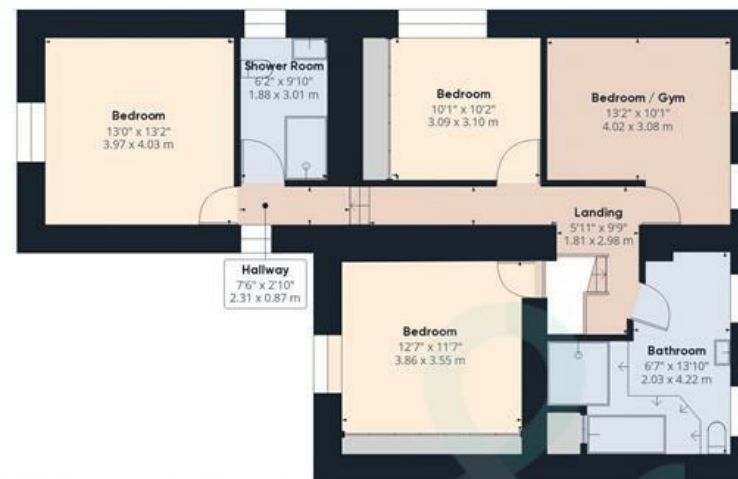
209.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

Hilton & Horsfall
PRESTIGE

PUBLISHING

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