

Reedymoor Farm, Reedymoor Lane, Foulridge

OFFERS IN THE REGION OF £679,950





Hilton &
Horsfall



Reedymoor Lane, Foulridge

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- ♦ **Idyllic Location**
- ♦ **Approx 0.59 acre plot**
- ♦ **Four Bedrooms**
- ♦ **Characterful Family Home**
- ♦ **Semi Detached**

This charming property, situated at Reedymoor Farm, Reedymoor Lane, Foulridge, Lancashire, boasts a tastefully presented living area of approximately 2,300 square feet spread across two floors. The ground floor features two cozy living rooms each complete with a homely fireplace, a well-lit sunroom, a large office / study room, and a fully equipped kitchen complete with a stove. The first floor accommodates four spacious bedrooms and three bathroom / shower rooms for added convenience. This family home sits in an atmospheric locale, flanked by the beautiful Lake Burwain and the expansive Slipper Hill Reservoir, placing nature's tranquil beauty right at your doorstep. For families with children, Foulridge Saint Michael and All Angels Primary School is within close proximity. A prime draw is the stunning 0.59-acre plot that the property sits on, allowing ample space for outdoor activities or future expansions. In summary, Reedymoor Farm offers a unique opportunity to own a slice of the idyllic Lancashire countryside in a truly stunning location.







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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 5.69m x 5.91m (18'8" x 19'4")

A family sized living room having stone flooring, space for settees, television point, exposed wood ceiling beams, space for table and chairs, stone feature fireplace with log burning stove set within, recessed LED spotlights and wood frame window to the front and rear elevation.

SITTING ROOM 4.30m x 5.92m (14'1" x 19'5")

An additional sitting room with space for settees, exposed wood ceiling beams, exposed brick wall feature, television point, stone wall feature fireplace with log burning stove set within, 1x electric radiator and wood frame window to the rear elevation.

SUN ROOM 3.56m x 3.40m (11'8" x 11'1")

A bright and airy sunroom having tiled flooring, exposed brick wall feature, space for settees, uPVC windows to the rear elevation and patio doors leading out to the rear garden.

OFFICE / STUDY 3.06m x 5.98m (10'0" x 19'7")

A spacious room with exposed wood ceiling beams, space for a desk and chairs and wood frame window to the front and rear elevation.

KITCHEN 2.55m x 6.14m (8'4" x 20'1")

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, integrated Hotpoint oven / grill, 4 ring induction hob, integrated dishwasher, space for freestanding fridge / freezer, exposed brick wall feature, exposed wood ceiling beams, 1x electric radiator, wood frame windows to the rear and side elevation and 2x stable style doors to the front and side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 4.29m x 3.77m (14'0" x 12'4")

A bedroom of double proportions with space for wardrobes and drawers, 1x electric radiator, exposed brick wall feature, loft hatch, wood frame window to the front elevation and double doors leading through to the en-suite.

EN-SUITE

A beautifully presented four piece en-suite bathroom comprising of: a freestanding roll top bath, low level w.c, walk in shower cubicle with rainfall shower head, tiled splash back, wash basin on vanity unit, recessed LED spotlights, 1x electric modern anthracite radiator, wood frame window to the rear elevation with an exposed brick surround.

BEDROOM TWO 4.26m x 4.84m (13'11" x 15'10")

A bedroom of double proportions with fitted wardrobes and vanity desk, exposed wood ceiling beams, loft hatch, 1x electric radiator and wood frame window to the rear elevation.

SHOWER ROOM 2.93m x 4.82m (9'7" x 15'9")

A stunning three piece shower room comprising of: a walk in shower cubicle, sink in vanity unit with chrome mixer tap, 1x electric radiator and wood frame window to the rear elevation.

BEDROOM THREE 3.07m x 3.92m (10'0" x 12'10")

Another bedroom of double proportions with space for wardrobes and drawers, loft hatch, 1x electric radiator, wood frame window to the front elevation and double doors leading through to the en-suite shower room.

SHOWER ROOM 3.00m x 1.98m (9'10" x 6'5")

A three piece shower room suite having wood effect flooring, sink in vanity unit, low level w.c, walk in shower cubicle with rainfall shower head and recessed LED spotlights.

BEDROOM FOUR 4.98m x 2.20m (16'4" x 7'2")

Yet again a bedroom of double proportions having a vaulted ceiling, space for drawers, 1x electric radiator, exposed wood ceiling beams and wood frame window to the front elevation.

EXTERNALLY

Externally to the front elevation is a shared access gravelled driveway, large storage shed, flagged patio area with space for garden furniture, laid lawn with mature trees and outside water tap. Externally to the rear elevation there is a large south facing garden with mature trees and shrubs, extensive well maintained laid lawn and stunning views towards Lake Burwain. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/reedymoor-farm>







PRECISE LOCATON

<https://w3w.co/pounds.placidly.detective>

LOCATION

Nestled amidst the tranquil beauty of Lancashire's countryside, the charming village of Foulridge offers a serene retreat for those seeking a peaceful yet vibrant community atmosphere. Living in Foulridge means embracing a slower pace of life while enjoying the natural splendor that surrounds you. The village exudes a timeless charm, with its historic stone buildings, winding lanes, and scenic views of the Leeds and Liverpool Canal. Residents of Foulridge benefit from a close-knit community spirit, with local events and gatherings fostering strong bonds among neighbors. The village boasts a range of amenities, including a local pub, village hall, and picturesque parks, ensuring that all the essentials are within easy reach. Outdoor enthusiasts will appreciate the abundance of walking and cycling trails nearby, offering opportunities to explore the stunning countryside and nearby landmarks such as the iconic Foulridge Reservoir. For those seeking urban amenities, the nearby towns of Colne and Nelson provide a wealth of shopping, dining, and entertainment options. With its idyllic setting and strong sense of community, Foulridge offers the perfect blend of rural charm and modern convenience, making it a truly special place to call home.

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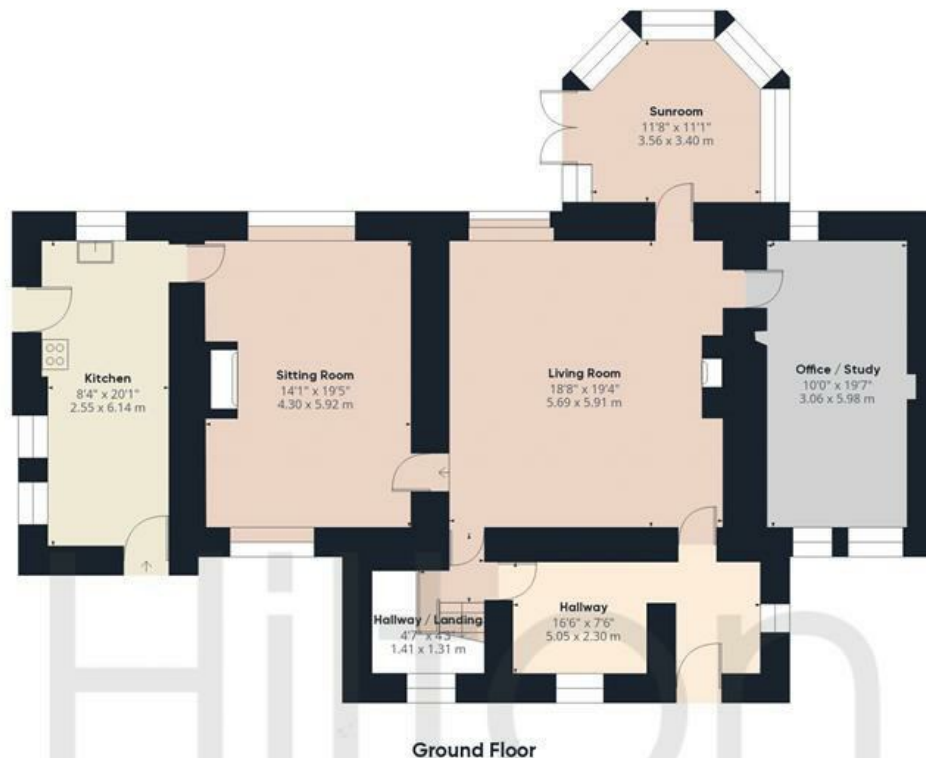
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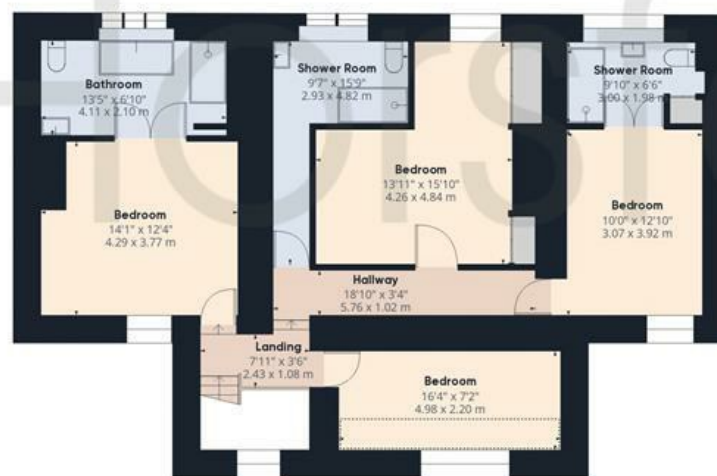


Approximate total area⁽¹⁾

2318.71 ft²
215.42 m²

Reduced headroom

34.73 ft²
3.23 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

RIBBLE VALLEY

20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE

75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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