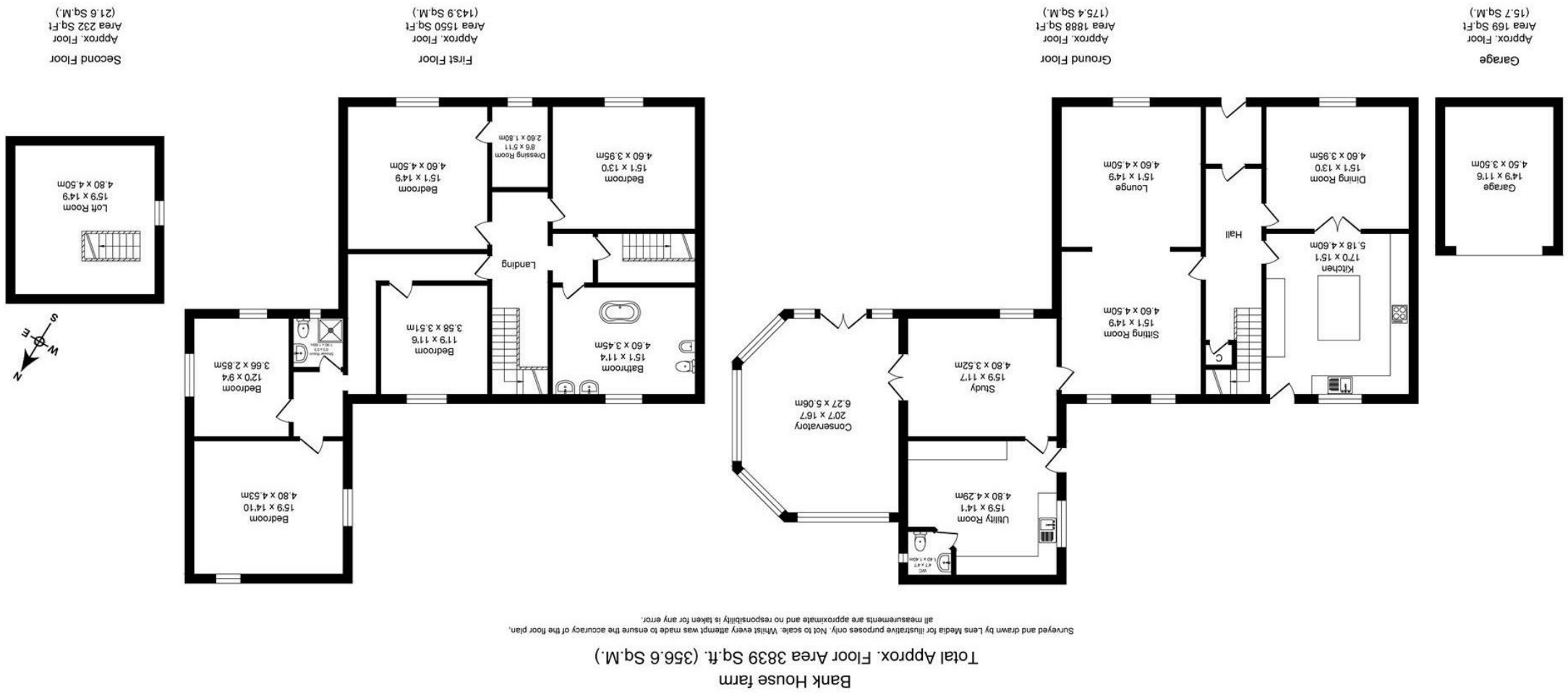
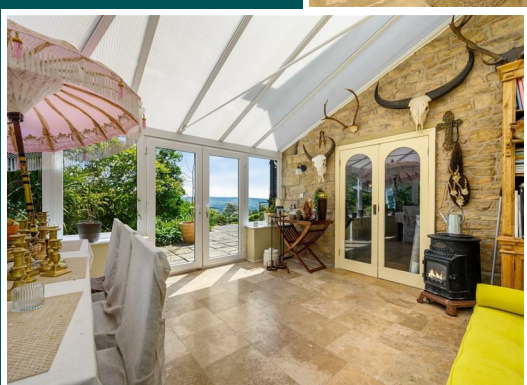
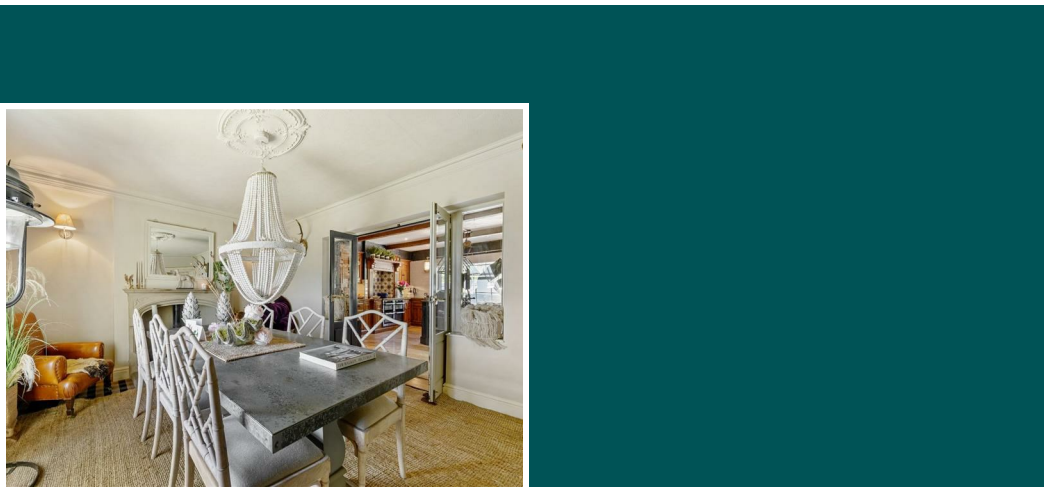


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property. It should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your



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Petty RealTM

£875,000



Bank House Farm Croft Lane
Higham
Burnley
BB12 9LX

5 2 2 F

Council Tax Band: G



Stunning 5 bedroomed detached Georgian farmhouse with fabulous views extending to over 3839 sqft of accommodation making this a superb family home.

Description

Petty Real have the privilege to introduce to the market Bank House Farm, a historic and stylish Georgian farmhouse overlooking Lancashire's rolling hills. Records indicate that this property was originally built in 1638 by the Grimshaw family, who have links to many iconic buildings in the local area including The Four Alls Inn, The Fence Gate Inn and Crowtrees House. This spacious home extends to over 3839 sq ft of accommodation making this an ideal family home.

This superb homes offers spacious living accommodation throughout and briefly comprises, entrance hallway with staircase leading to the first floor, two piece cloakroom with wc & wash basin, there are three generous sized reception rooms all of which have dual aspect windows and two of which have multi fuel stoves, home office bespoke hand crafted kitchen by Simpsons of Colne & useful large utility room. Completing the ground floor accommodation is a spacious UPVC double glazed conservatory overlooking the rear garden.

To the first floor you will find five well proportioned bedrooms (with the master bedroom having a walk-in-wardrobe), contemporary 3 piece wet room suite, luxury family bathroom suite and a spacious attic room which is ideal for storage purposes.

Externally to the front elevation is a meticulously landscaped garden, pond, paved patio area with space for garden furniture. Having open aspect panoramic views towards the countryside. To the rear elevation is a pebbled driveway providing ample space for off road parking for multiple vehicles, paddock, Indian Stone flagged courtyard, detached garage and a four hundred year old well.

The property benefits from the modern day comforts of double glazing and oil fired central and internal inspection is required to see the potential this unique property has to offer.

Entrance Vestibule

A wooden entrance door opens into the entrance porch with Travertine Italian limestone flooring and ceiling light point, the entrance porch allows access into the entrance hall.

Hallway

The welcoming entrance with original ceiling cornice and plate racks, briefly comprises, first floor staircase, Travertine Italian limestone flooring, radiator, ceiling rose and Portuguese crystal chandelier.

Lounge & Lower Lounge

The impressive split level, open plan, characterful lounge with three UPVC double glazed windows overlooking the front and rear of the property with stunning far reaching countryside views, briefly comprising, impressive Minster Limestone fireplace and hearth with cast iron Aga open fire, original oak beams, solid Oak flooring, two radiators, two wall light points, and ceiling light point. The lower-level lounge area features a stunning marble wall panel with side mirrors.

Dining room

The attractive dining room with wooden French doors allowing access to the kitchen and large Georgian UPVC double glazed window overlooking the rear of the property, briefly comprising, impressive Minster Limestone fireplace and hearth with cast iron multi fuel wood burner, original oak beams, carpeted flooring, radiator, two wall light points, and ceiling light point.

Kitchen

Bespoke handcrafted kitchen by Simpsons Of Colne with handmade solid Oak base and wall mounted units with central kitchen island with breakfast bar and storage, complementary granite work surfaces and ceramic brick style splash backs, black porcelain sink with drainer and black stainless steel, extendable mixer tap, integrated appliances, comprising, Stoves double ovens and electric hob, overhead extractor, Bosch dishwasher and large Swan fridge, Travertine Italian limestone flooring, plinth heater, cast iron electric radiator, Industrial 5 bulb ceiling pendant, and chrome ceiling pendants. The kitchen allows access into the dining room via wooden French doors.

Utility Room & Wc

A generously proportioned utility room with original stone mullion double glazed window overlooking the rear of the property, briefly comprising, a range white base and wall mounted units with complementary laminate work surfaces and ceramic brick style splash backs, stainless steel sink with chrome extendable mixer tap, space and plumbing for multiple appliances, Travertine Italian limestone flooring, radiator, and ceiling spotlights. The utility room allows access out to the rear of the property via a UPVC door. The downstairs WC with small UPVC window, briefly comprises, low level WC, ceramic wash hand basin with chrome mixer tap, ceramic brick style wall tiles, Travertine Italian limestone flooring, radiator, and ceiling spotlights.

Study

Accessed from the lounge, a stylish study with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprises, Travertine Italian limestone flooring, radiator, ceiling coving, and two wall light points.

Conservatory

Accessed from the stylish study, a generously proportioned UPVC conservatory with stunning far reaching countryside views, briefly comprises, Travertine Italian limestone flooring, two radiators, and two wall light points. The conservatory allows access to the garden via UPVC French doors.

First floor landing

The attractive first floor landing with stunning UPVC double glazed arch picture window overlooking the rear of the property, briefly comprises, carpeted flooring, ceiling coving and two Portuguese crystal chandeliers.

Bedroom one with walk in wardrobe

An impressive generously proportioned master bedroom with large UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, feature ceramic tile wall, carpeted flooring, covered radiator, two wall light points, ceiling rose and crystal chandelier. The walk-in wardrobe with UPVC double glazed window and window seat, briefly comprises, a range of open access wardrobes and drawers with feature lighting, and carpeted flooring.

Bedroom two

A generously proportioned double bedroom with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, carpeted flooring, radiator, wall light point, ceiling coving, ceiling rose and crystal chandelier.

Bedroom three

Another impressive, generously proportioned bedroom with two UPVC double glazed windows overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, carpeted flooring, radiator, ceiling coving and three wall light points.

Bedroom four

A spacious double bedroom with stone mullion double glazed window with window seat overlooking the front of the property with stunning far reaching countryside views, briefly comprising, carpeted flooring, radiator, ceiling coving and ceiling light point.

Bedroom five

A spacious double bedroom with two UPVC double glazed windows overlooking the front and side of the property with stunning far reaching countryside views, briefly comprising, carpeted flooring, radiator, and ceiling light point.

Wet Room

A spacious wet room with small UPVC double-glazed window, briefly comprising, chrome thermostatic shower with rainfall head, pedestal sink with chrome mixer tap, low level WC, Travertine Italian limestone tiles to walls and floor, chrome towel warmer, and brushed chrome ceiling spotlights.

Bathroom

A luxurious, generously proportioned family bathroom with stone mullion window and window seat overlooking the rear of the property, briefly comprising, an elevated platform housing the large freestanding roll top bath with chrome mixer tap and shower attachment, two pedestal sinks with chrome mixer taps, low level WC, bidet, Travertine Italian limestone tiles to walls and floor, two chrome towel warmers, two wall light points, and chrome ceiling spotlights.

Loft room

The loft room with UPVC double glazed window overlooking the front of the property, briefly comprising, original beams, two eaves storage cupboards, carpeted flooring, radiator, and ceiling light point. The loft room staircase area provides additional storage with wooden shelving racks.

Externally the property boasts approximately three acres of garden, meadow lands and pasture with an attractive garden surrounding the property. To the front of the property there is an impressive, landscaped garden overlooking the surrounding countryside, with paved patio area, pond, six feature saddle stones. To the rear of the property there is a spacious pebbled drive, detached garage, paddock, historic four-hundred-year-old well, and walled courtyard laid with Indian stone paving.

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