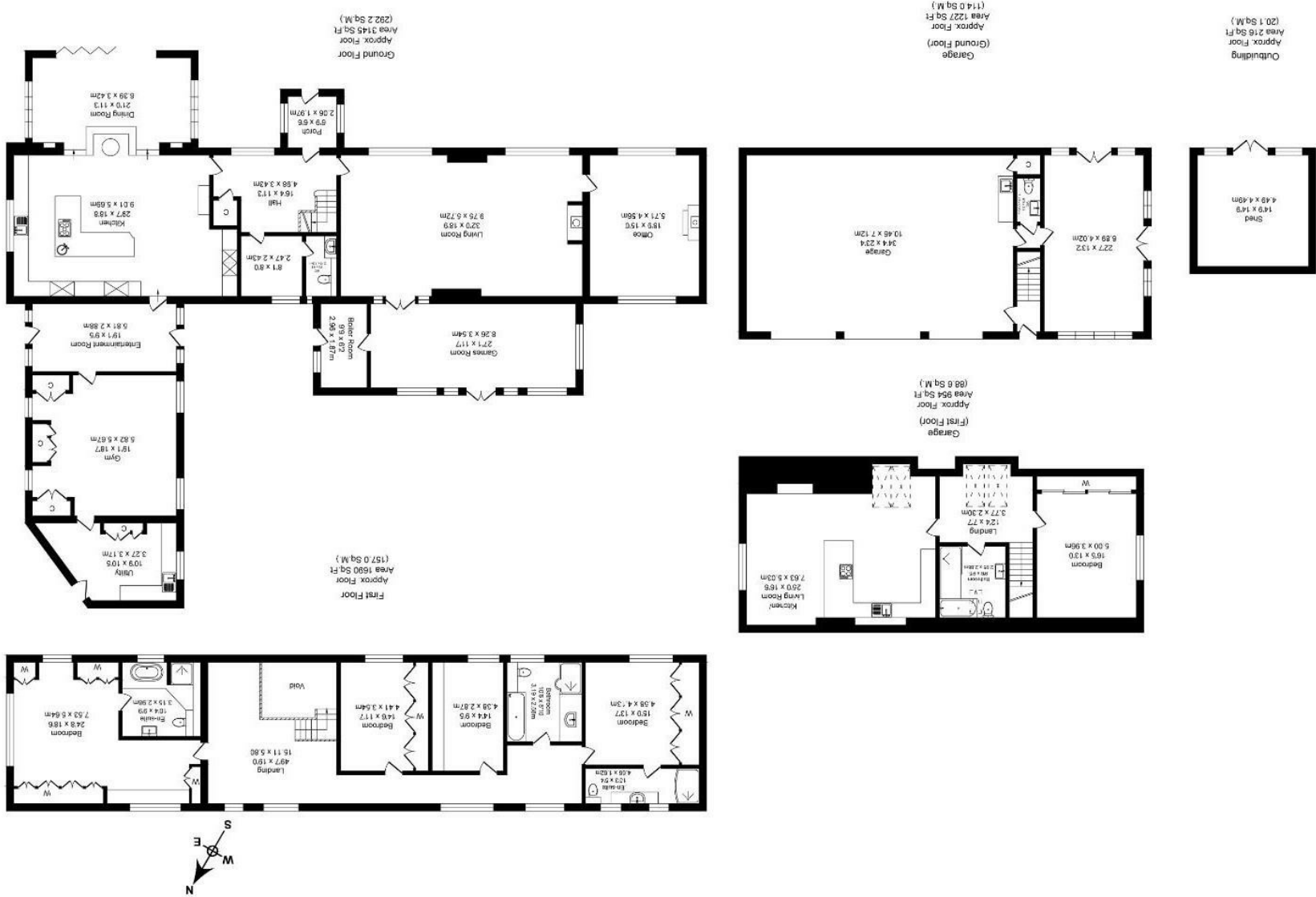




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 decision to buy, please contact us before viewing the property.



Higher Oaklands Farm
 Total Approx. Floor Area 7232 Sq Ft. (671.9 Sq M.)
Surveyed and drawn by Lane Woods for illustrative purposes only. Not to scale. Whilst every effort was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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£1,400,000



Higher Oaklands Farm Pasture Lane

**Barrowford
 BB9 6QZ**

5 4 5 D

Council Tax Band: G



A truly stunning detached farmhouse set within two acres with triple detached garage and annex. Located on the outskirts of Barrowford abutting open countryside yet is only a short distance away from amenities, transport links and schools.

Description

Higher Oaklands Farm is a stunning detached farmhouse located on the outskirts of Barrowford abutting open countryside with stunning views towards Boulsworth hill and the surrounding countryside. This beautiful home has a wealth of original features that includes original stone fireplaces, roof beams and mullion windows. The main house itself extends to over 4835 sq ft and the annex 954 sq ft.

This superb residence is within walking distance to the centre of Barrowford which has amenities such as Booths supermarket, memorial park, and highly regarded primary schools. Commutable distance of the major conurbations of the north west via the M65 motorway which is within five minutes drive away.

The property offers spacious living accommodation throughout and briefly comprises, entrance porch, which leads to a large hallway, powder room with two piece downstairs WC, large living room with stone fireplace with cast iron fire, 2nd lounge/office with stone fireplace & cast iron open fire, games room with built in projector screen and French patio doors providing access to the rear garden. The centrepiece of this beautiful home is the bespoke hand-made fully fitted modern kitchen installed by Simpson of Colne which houses an excellent range of American black walnut matching wall, base, & drawer units with contrasting caesarstone quartz surfaces. Miele appliances which include induction hob with extractor, oven, steam oven, warming drawer, coffee machine and two large Liebherr wine fridges, under bench fridge & separate fridge freezer, there are further two Fisher & Paykel drawer dishwashers and porcelain tiled floor throughout the kitchen & dining room. From the kitchen links directly into the dining room where there is a feature contemporary hanging ceiling gas fire by Modus and bifold doors providing access to the garden making this the perfect space to entertain. Entertaining room/2nd hallway, spacious gym with built storage cupboards and access to a large part boarded loft which is ideal for storage. Utility room has a range of matching wall & base units with contrasting work surfaces, stainless steel sink unit, plumbing for automatic washing machine.

To the first floor is a galleried landing. There are four excellent sized double bedrooms all of which have breathtaking views and benefit from fitted bespoke bedroom furniture. The master bedroom is a spacious well proportioned room with windows to three sides which allows an abundance of natural light, fitted bedroom furniture supplied by Clearly interiors and a luxurious four piece ensuite bathroom. The ensuite which has all Keramag sanitary ware comprises, walk in shower enclosure, floating wc, vanity sink unit, bathtub with mixer shower attachment, fully tiled throughout to provide a luxurious yet practical finish and under floor heating. The 2nd bedroom also benefits from a three piece ensuite shower room fitted with Villroy & Bosch sanitary ware. There is a four piece family bathroom fitted with Villroy & Bosch sanitary ware also.

Detached triple detached garage which has a remote door roller doors, power, lighting & water as well as an EV charging point. Garden room which accesses an outdoor entertaining area with an Indian stone paved patio with glass balustrade and pizza oven & outdoor grill perfect for those summer BBQ's and downstairs wc. Above the garage is a self contained luxurious one bedroom apartment which has a large open plan lounge & fully equipped kitchen which has integrated Neff appliances that include oven, compact oven with microwave, induction hob, fridge & freezer, four piece bathroom, large double bedroom with fitted wardrobes and has underfloor heating throughout.

Externally the property is accessed by remote operated electric gates and an extensive resin driveway providing ample off road parking leading to the garage. Secure kennels with an outside water tap. To the front of the main house is a private walled garden with which is mainly laid to lawn, resin patio area and Indian stone paved pathways leading to the rear garden. To the rear is an immaculate and well tended south facing private formal garden with a large lawn and patio areas. There are various useful facilities to help with the maintenance of the gardens and front paddock such as a stone built lean to store and summer house.

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

Location

Proceed away from our office via Gisburn Road in the direction of Nelson. Turn right into Pasture Lane next to the White Bear public house, proceed to the top and where the road bends to left proceed along the road and up the hill. Approximately half way turn left as though you are driving to Royal Oak Cottages and the property is the 2nd property you come to located on the left hand side.

Services

The property is on mains water, septic tank for sewerage (septic tank upgraded 5 years ago) and LPG for heating.

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