



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Stone Fold Village, Accrington, Lancashire
- 4 Bedroom Barn Conversion
- Beautifully Presented Throughout
- Generous Living Space with Feature Woodburner
- Good Size Lawned Garden
- Garage & Off Road Driveway Parking
- Lovely Semi-Rural Setting
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

1 Mansion House Cottages, Stone Fold Village, Accrington, BB5 2DP


£475,000



# 1 Mansion House Cottages, Stone Fold Village, Accrington, BB5 2DP

**\*\*\* NEW \*\*\* - 4 BEDROOM BARN CONVERSION, BEAUTIFULLY PRESENTED THROUGHOUT IN LOVELY SEMI-RURAL SETTING - Generous Living Accommodation, Lawned Garden, Garage & Parking, Positioned On The Verge Of Countryside Surroundings, Small Village Setting Yet Convenient For Commuter & Transport Links Etc - VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Mansion House Cottages, Stone Fold Village, Accrington is a beautiful semi-rural home in a lovely location, offering 4 bedroom semi-detached accommodated being the end one-of-three properties. Offering a great lawned Garden, Garage space and off road Driveway Parking too, this property is located in a comparatively tucked-away position within its village surroundings.

Very well-presented throughout, the property offers good size accommodation with attractive styling and is decoratively finished to a high standard. A woodburner creates a warming heart to the home and the inclusion of the good size lawned garden, garage and parking provision all complete the appealing picture here.

Internally, this property briefly comprises: Entrance Hall, Hallway, open plan Lounge / Dining Room, 2nd Lounge, Kitchen, Inner Hall, Utility Room and Downstairs WC, Off the first floor Landing with Store are Bedroom 1 with Dressing Room & En-Suite Bathroom, Bedrooms 2-4 and the 4-piece Bathroom with separate shower too, Externally, in addition to the generous lawned Garden, there is also a Double Garage, (being half of a detached garage unit) and off road Driveway Parking too.

This property is within easy reach of M65/M66 motorway network connections, this is a property which is ideal for those seeking idyllic semi-rural living, with beautiful countryside surroundings and convenient access to excellent transport connections too. Located in heart of Stone Fold Village, the property offers a convenient yet comparatively tucked-away location amongst other similar semi-rural homes.

**Hall 4'0" x 7'2"**

**Hallway 6'6" x 13'6"**

**Open Plan Lounge / Dining Room 13'10" x 28'10"**

**2nd Lounge 14'10" x 16'10"**

**Kitchen 7'8" x 16'9"**

**Inner Hall 8'7" x 9'5"**

**Utility 6'6" x 5'3"**

**WC**

**Landing**

**Bedroom 1 15'0" x 16'10"**

**Dressing Room 7'8" x 7'1"**

**En-suite Bathroom 6'7" x 9'6"**

**Bedroom 2 14'0" x 8'4"**

**Bedroom 3 14'1" x 8'1"**

**Bedroom 4 10'2" x 11'11"**

**Bathroom 6'7" x 10'7"**

**Double Garage**

**Driveway Parking**

**Front Garden**

**Agents Notes**

**Disclaimer**

