



Honeywell
SELECT

Hollin Top, Stang Top Road, Roughlee

Detached Grade II listed Farmhouse with land
£839,000



- Extremely private location
- Approximately 9.8 acres of land
- 4 bedrooms, 2 bathrooms
- Stunning character features
- Separate detached barn and office
- 2,809.48 sq ft including the barn

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HOLLIN TOP ROUGHLEE

A detached character stone-built farmhouse which dates back to the early 1600's which is packed with character features including beautiful stone mullion windows, open beams and timbers plus a stunning stone fireplace. The house is set away from the road down a long tarmac driveway providing a fabulous private setting with open outlooks across the neighboring Pendle Valley countryside. The house has accommodation arranged across two floors, the ground floor has a large lounge with 400-year-old exposed timbers and the most stunning stone fireplace, there is a separate reception room used as a snug, a dining kitchen, utility and cloakroom. Upstairs there are 4 bedrooms, 1 with en-suite shower room and a separate modern shower room with large walk-in shower. Outside there is ample parking and turning, an oak framed double car port with stone flag roof and a superb, detached barn which is currently used for a workshop and storage but offers a fantastic opportunity for annex accommodation subject to the necessary planning consent. The barn also houses first floor office with external staircase and has air conditioning. The house comes with approximately 9.8 acres of land to the north of the house, there is a lawned front garden and a good-sized side garden with lawn and patio. Viewing is highly recommended to appreciate the character property with privacy and space.

LOCATION: From Roughlee Centre proceed along Blacko Bar Road passing the Pub on the left-hand side. Turn first left into Stang Top Road, continue up the hill for ¼ mile and take the private drive on the right hand side sign posted Hollin Top.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: With feature pitched ceiling, with exposed beams, large original hardwood studded door leading to:

SITTING ROOM: 6.1m x 5.6m (20'0" x 18'4"); With feature exposed beams and timbers, fantastic large stone fireplace housing cast iron lamp burning stove sat on stone flagged hearth, feature stone mullion windows to the front elevation offering excellent outlooks, television point, built-in storage cupboard with shelving.



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HALLWAY: With feature exposed beams, staircase off to first floor and built-in storage cupboard.

CLOAKROOM: With a 2-piece suite comprising low suite W.C with push button flush, pedestal wash hand basin with chrome mixer tap, tiled walls to dado height, tiled floor, recess spot lighting and extractor.

DINING ROOM: 4.0m x 4.0m (13'0" x 13'0"); With windows to front and side elevation offering lovely open countryside views, television point, feature fireplace with oak surround and stone flag hearth and wall light points.

DINING KITCHEN: 3.8m x 3.6m (12'4" x 11'11"); With a fitted range of cream shaker style wall and base units with complimentary solid granite work surfaces and upstand with under unit lighting. There is a one and half bowl built under stainless steel sink unit, chrome mixer tap and draining board carved into the granite. Integrated double electric oven, four ring ceramic hob, integrated dishwasher and fridge freezer. Mullion windows with excellent outlooks. Door to front garden, feature exposed beams, space for table and chairs and fitted corner seating.

UTILITY ROOM: 2.9m x 2.2m (9'6" x 7'1"); With wall and base cupboards, there is a floor-mounted Worcester oil central heating boiler and wall mounted Glow Worm air source heat pump. Plumbing for a washing machine and space for tumble-dryer and door to side garden.

FIRST FLOOR:

LANDING:

Spacious landing with feature exposed beams, two windows to rear elevation. Airing cupboard housing Glow Worm hot water cylinder.

BEDROOM ONE: 5.8m x 4.5m (18'11" x 14'10"); With feature pitched ceiling with exposed beams, mullion window to front elevation with attractive outlooks, window to rear, built-in wardrobe.

ENSUITE SHOWER ROOM: With a 3-piece white suite comprising low suite W.C with push button flush, wall hung semi pedestal wash hand basin with chrome mixer tap, fitted shower enclosure with electric shower, recess spot lighting, extractor fan, fully tiled walls and tiled floor.

BEDROOM TWO: 4.0m x 4.0m (13'1" x 13'1"); With two large windows with attractive outlooks and open views, fitted wardrobes with storage cupboards over, dressing table and drawers, wall light points, LG wall mounted air conditioning unit.

BEDROOM THREE: 3.9m x 3.8m (12'10" x 12'4"); With feature mullion windows.

BEDROOM FOUR: 3.9m x 2.2m (12'8" x 7'1"); With exposed beams, mullion windows and storage cupboard set into alcove.

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SHOWER ROOM: With 3-piece modern suite comprising low suite W.C with concealed cistern and push button flush, vanity wash hand basin with chrome mixer tap, storage cupboards under and mirrored cabinet over. Large walk-in double shower with fixed glass panel with thermostatic shower with fixed showerhead and separate handheld shower head. Fully tiled walls with chrome heated towel rail, Karndean flooring and recess spot lighting.



OUTSIDE: The property is approached by a long tarmac driveway which is in excellent condition, over a cattle grid into a parking and turning area and further driveway leading to parking area near the house with an oak-framed open carport with stone flag roof providing covered parking for two cars side by side. The car port has power, light and cold water tap,

DETACHED STONE BARN (currently used for workshop and storage): 7.1m x 4.6m (23'3" x 15'0"); With electric light and power and a mezzanine storage area of similar size.

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SEPARATE GROUND FLOOR STORAGE ROOM: 5.2m x 3.0m (16'11" x 9'8");

FIRST FLOOR OFFICE (accessed via an external steel staircase): 4.9m x 3.1m (16'0" x 10'3"); With pitched ceiling, exposed beams and electric light power, excellent views and a Mitsubishi air conditioning unit.

The garden areas are to the front and side with large, lawned areas with planting borders and stone flagged patio area. There is a cold water tap next to the carport and various outside lighting. The oil storage tank is located to the rear of the property. A track passing the rear of the house leads to land which measures approximately 9.8 acres which is situated towards the northern side of the house. There is a public footpath that passes past the rear of the house across the land.

SERVICES: Mains electric is connected. There is a private spring water supply, private septic tank drainage, gas is not available in this location.

HEATING: The property has a hot water central heating system powered by an air source heat pump and for backup there is an oil-fired Worcester central heating boiler. The property is partially double glazed.

TENURE: Freehold.

COUNCIL TAX BAND G.

EPC RATING: E

VIEWING: By appointment with our office.



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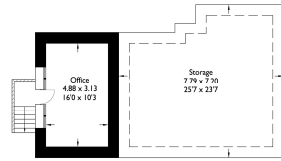
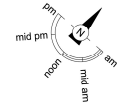
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Hollin Top

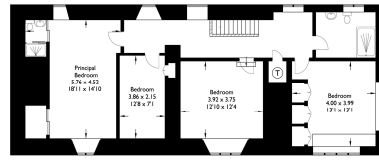
Approximate Gross Internal Area : 261.01 sq m / 2809.48 sq ft

Garage : 33.58 sq m / 361.45 sq ft

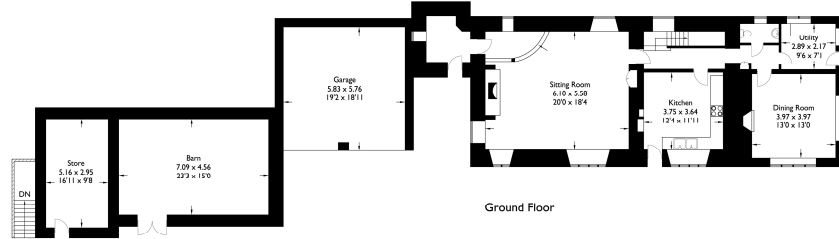
Total : 294.59 sq m / 3170.94 sq ft



First Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt 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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