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DAVID HILL



Wanless Water Farm Red Lane Colne BB8 7JP

A delightful canal side property comprising charming grade II listed detached three bedroom house with gardens and private parking together with just over 11 acres of land and approximately 1km of moorings on the Leeds Liverpool Canal.

Peaceful rural backwater setting off Red Lane, within easy reach of Barrowford, Colne and the M65 motorway.

An additional 6.45 acres of land is available separately.

Guide Price £600,000

Wanless Water Farm Red Lane Colne BB8 7JP

• Barrowford 1.5 miles • Colne (M65) 2.5 miles • Skipton 13 miles • Blackburn 17 miles • Manchester 33 miles

Location

Wanless Water Farm enjoys a rural position on the northern edge of the resurgent town of Colne being accessed via a private drive from Red Lane. Colne provides a comprehensive range of services including supermarkets, independent shops, bars and eateries. There are various pre-schools, primary and secondary schools including Colne Grammar with Cedar Lodge also being in the catchment for the Skipton and Clitheroe schools. There are excellent transport links by both rail and road with the M65 providing connections to the wider motorway network.

Description

Wanless Water Farm is a wonderfully versatile property that will appeal to a wide market including those with an interest in hobby farming, equestrian and conservation to those looking for a property that already generates and income with scope to expand further, subject to any additional permissions and consents that may be required.

This delightful waterside property comprises a grade II listed detached three bedroom house with adjoining lean-to store and cellar, having potential to extend subject to planning. There is an enclosed garden to the front with provision for private parking and just over 11 acres of productive meadow and pasture. Part of the land fronts directly onto the Leeds & Liverpool Canal providing approximately 1000 metres of registered moorings which are let on individual licences, generating an income of circa £7,500 pa.

The house is entered into a welcoming living room with open fireplace set in a stone surround with flagged hearth and feature stone benching to the alcoves either side. Oak boarded floor, beams to the ceiling, feature stone work incorporating shelves, enclosed staircase to the first floor with store below and mullion windows overlooking the garden and adjacent canal. There is a beautifully appointed kitchen with a range of painted base units, granite work surface and Belfast style sink with mixer tap and splash back. Integrated appliances include an electric range style cooker with induction hob, three ovens and grill, dishwasher, fridge and separate freezer. Tiled floor and beams to the ceiling. Off the kitchen is a very useful cellar with original stone banks and stone flag floor. A well appointed utility room provides a laminate work surface with stainless steel sink and drainer and tiled splash with base unit and space for a

washing machine and tumble drier below. Laminate floor and external door.

The first floor landing with beam and borrowed natural light via leaded coloured glass windows gives way to three double bedrooms, each having mullion windows overlooking the garden and canal to the front with Bedroom 3 also having a window to the rear, overlooking the land. Bedroom 1 has a tasteful range of painted fitted wardrobes and drawers, providing plenty of storage. The house bathroom has a panelled bath with shower over, w.c, and large basin set on a base unit. Chrome towel rail, laminate floor, tiled and shower boarded walls.

Outside

Adjoining the house is a useful lean-to store housing the multi fuel central heating boiler and providing additional storage together with a separate w.c.

Extending in front of the house is a beautiful cottage style garden with flagged patio seating area opening onto a generous lawn with well stocked mature borders enclosed by a hedge and fencing. Private parking is within the yard to the side.

There is approximately 2.48 hectares (6.12 acres) of productive meadow and pasture extending to the north of the house having approximately 1000 metres of frontage to the Leeds & Liverpool Canal with certified moorings along the full length.

There is an additional field to the south of the property on the opposite side of the canal extending to about 2.02 hectares (4.99 acres) which is accessed from the lane and contains the hydraulic ram pumping system for the private water supply.

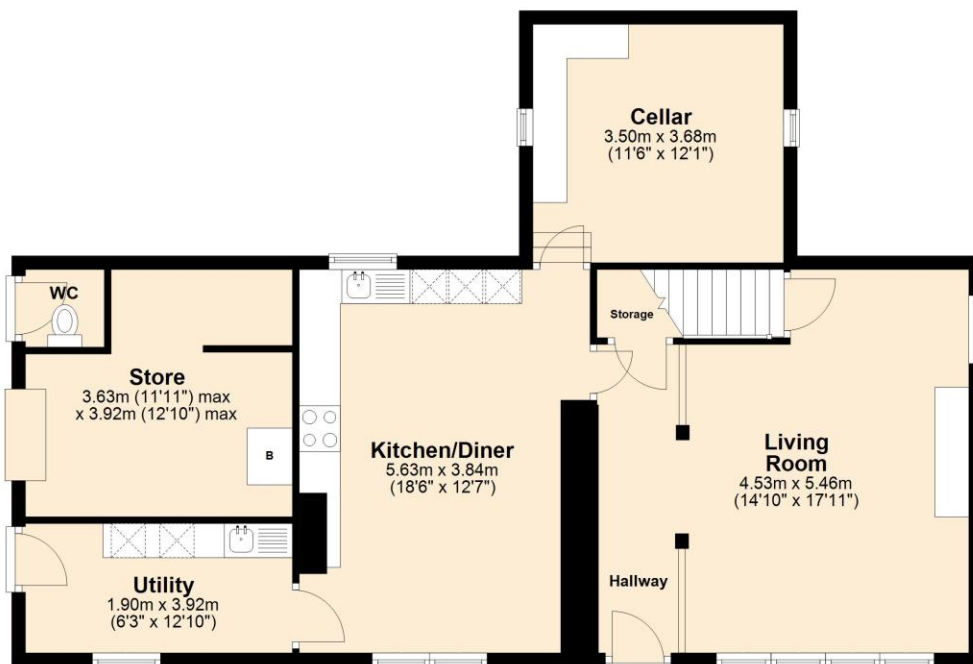
Additional Land Property

Directly opposite the house and moorings across the canal is a further field extending to about 2.61 hectares (6.45 acres) shown edged blue on the plan. The field is accessed directly from Red Lane and is available for sale by separate negotiation.

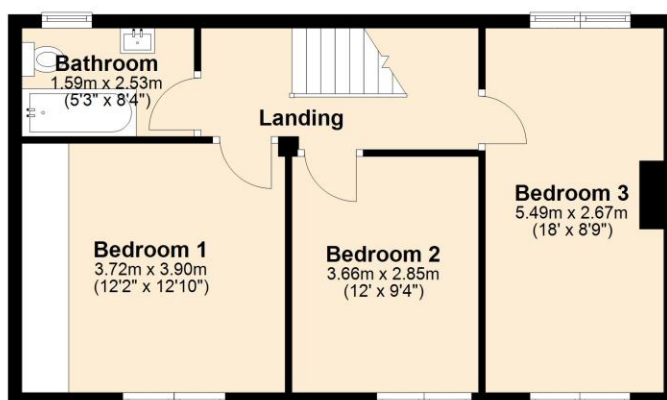
Across the yard from Wanless Water Farm is a stone barn with planning permission pending for conversion to a dwelling, a range of buildings and land extending to approximately 8.65 hectares (21.37 acres). This property is also currently for sale through David Hill LLP with full details available on request.



Ground Floor
Approx. 91.2 sq. metres (981.9 sq. feet)

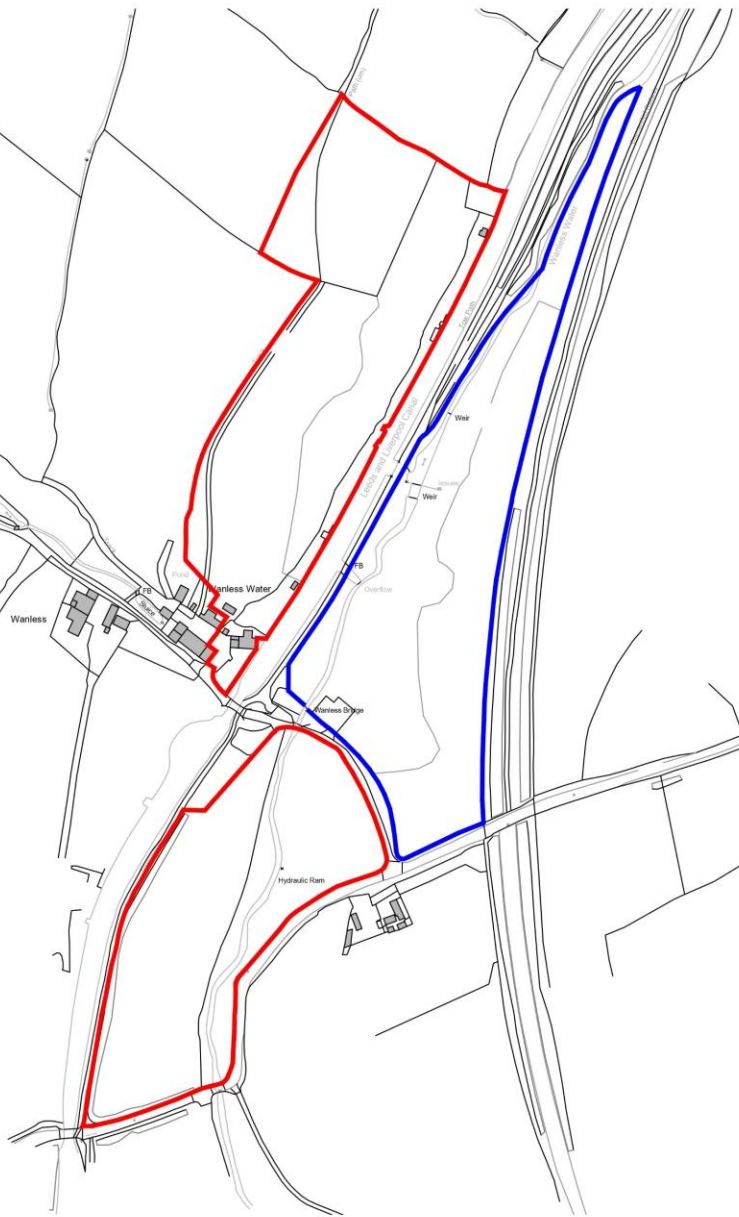
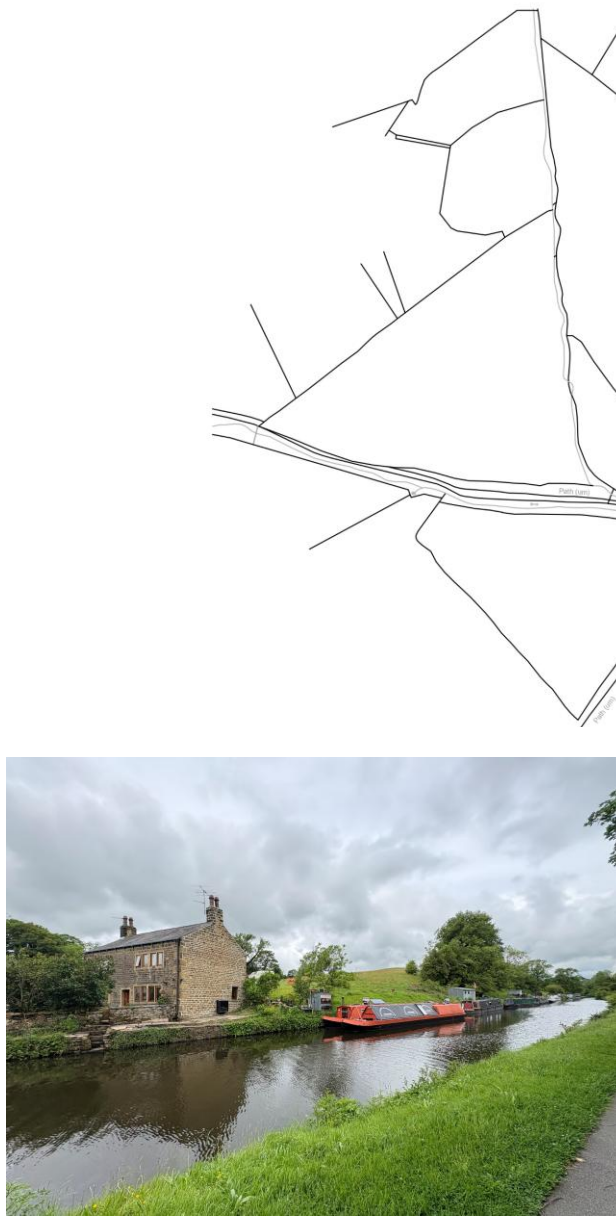


First Floor
Approx. 52.4 sq. metres (563.7 sq. feet)



Total area: approx. 143.6 sq. metres (1545.6 sq. feet)





Services

Mains electricity, septic tank drainage, private water.

Energy Rating

F - 24

Tenure

Freehold.

Council Tax

Band D (Pendle Borough Council)

Viewings

Strictly by appointment with the selling agents.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Skipton head west on the A59 taking the first exit at the Broughton roundabout onto the A56 signed to Colne. Continue through Thornton in Craven, Earby, Sough, Kelbrook and Foulridge turning right onto Longroyd Road after leaving Foulridge. At the roundabout take the third exit onto Red Lane and go straight across at the next roundabout. Continue for about 1.75km turning right down the private lane continuing over the canal bridge and bearing round to the right into the yard where the property is on the right, adjacent to the canal. A David Hill 'For Sale' sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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