

Smithsons Farm Woodend Road

A truly characterful three-bedroom semi-detached farmhouse, set within approximately 4.5 acres and offering an exceptional lifestyle opportunity for buyers seeking space, privacy and countryside living, particularly those looking for an equestrian lifestyle or smallholding opportunity. Internally, the home is packed with period charm, with exposed stonework, substantial timber beams and a striking stone fireplace sitting comfortably alongside more contemporary additions. The ground floor provides generous and flexible living accommodation, including a spacious lounge, dining area, fitted kitchen with central island and range-style cooker, a light-filled garden room and a useful shower room including utility area. Upstairs are three bedrooms, a dedicated office and two further bathrooms, with the principal bedroom enjoying excellent proportions and fitted storage. Outside is where this property really comes into its own. An electric gated entrance opens onto a substantial imprinted concrete driveway providing extensive parking, alongside a covered car parking structure and separate workshop. The gardens include paved and decked seating areas, established planting and plenty of space for entertaining.



.Beyond the formal gardens lies approximately 4.5 acres of field, complete with stables and fenced paddock areas, making the property ideally suited to an equestrian lifestyle, smallholding use or buyers simply wanting additional land and outdoor space. Far-reaching countryside views create a wonderfully rural setting, while the property remains within practical reach of surrounding villages, everyday amenities, schools and wider road connections. The property benefits from oil-fired central heating with a 1,000 litre oil tank and uPVC double glazing.

Ground Floor

The ground floor beautifully blends the character of a period property with comfortable modern living. A welcoming entrance leads into a spacious main reception room, rich in original-style features including exposed stonework, substantial timber beams and a striking stone fireplace with log-burning stove. The open layout flows into a generous dining area and a well-appointed fitted kitchen, featuring shaker-style cabinetry, granite surfaces, a central island and a traditional range-style cooker. Beyond, a light-filled garden room provides an additional reception space, framed by extensive glazing and doors opening outside. The ground floor also benefits from a contemporary shower room, while warm wood-effect flooring, recessed lighting, decorative wall panelling and exposed architectural details add further depth and charm throughout alongside a utility area perfect for laundry appliances.

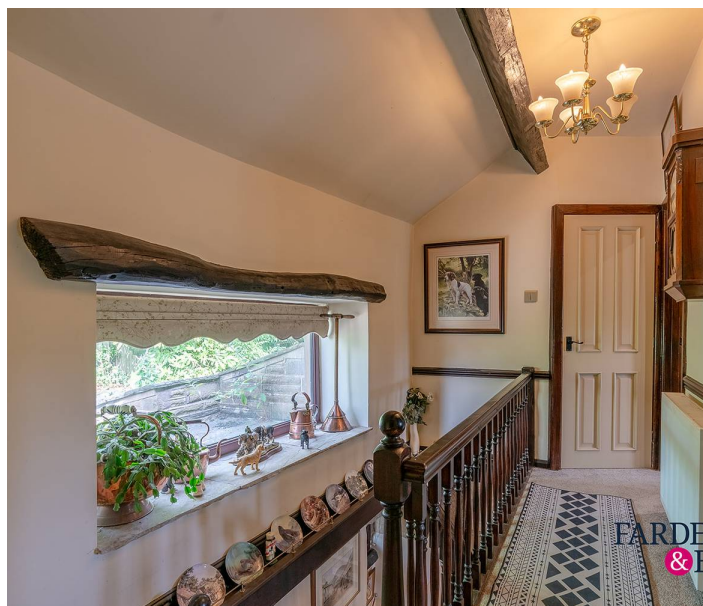


First Floor

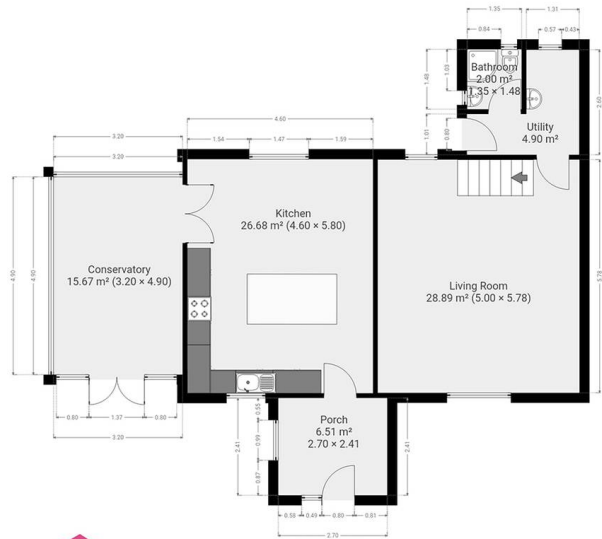
The first floor continues the property's period character, with exposed beams, deep-set windows and timber detailing adding warmth and individuality throughout. A spacious landing leads to three bedrooms, a dedicated office and two bathrooms. The principal bedroom is generously proportioned, with extensive fitted wardrobes and far-reaching views, while the remaining bedrooms are well suited to family, guests or flexible use. A separate office provides a useful work-from-home space without compromising bedroom accommodation. The larger bathroom has been modernised with full-height tiling, a generous walk-in shower, contemporary vanity unit and heated towel rail, while a second shower room adds further practicality. The blend of period features, traditional proportions and updated fittings gives the first floor a comfortable, characterful feel.

Garden

Externally, this charming period home sits within an impressive and highly versatile 4.5 acre plot, with the outdoor space offering just as much character and functionality as the accommodation itself. The property is approached through an electric entry gate, opening onto a substantial imprinted concrete driveway which provides extensive off-road parking for multiple vehicles. The driveway continues towards a covered car parking structure, offering additional sheltered parking and useful space for larger vehicles, trailers or equipment. Closer to the house, there is a generous paved patio area, ideal for outdoor dining, entertaining or simply enjoying the peaceful surroundings. A raised decked seating area creates another sociable space and takes full advantage of the open aspect across the adjoining countryside. The gardens are complemented by established planting, mature trees and attractive borders, giving the outside areas a mature and private feel.

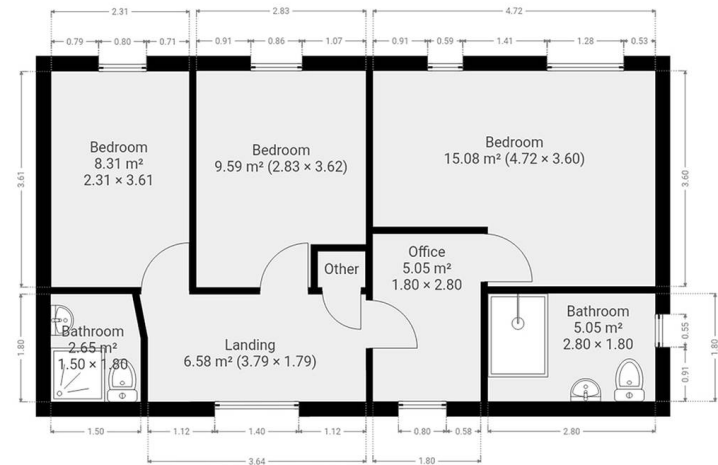






Total Property Area: approx - 185 Sq Meters (1,992 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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A real highlight is the approximately 4 acres of rear field, offering excellent scope for equestrian use, hobby farming, grazing or those simply looking for more land and privacy. The land is largely open and usable, with fenced sections and a particularly attractive rural outlook across neighbouring countryside. For equestrian buyers, the property is further enhanced by a substantial stable block, providing practical accommodation for horses or ponies, with direct access to the adjoining field. There are also useful external storage areas and a separate workshop/outbuilding, ideal for tools, machinery, hobbies or general storage. The combination of extensive parking, useful outbuildings, stabling, approximately 4.5 acres of land and generous outdoor entertaining areas makes this an exceptional proposition for buyers seeking a lifestyle property. Whether used for horses, smallholding purposes, home working, hobbies or simply enjoying the space and privacy, the exterior offers enormous flexibility alongside far-reaching countryside views.

DRIVEWAY

10 Parking Spaces





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