



 **Holdens**
ESTATE AGENTS

Rose Grove Judd Holmes Lane, Chipping
£1,150,000

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Rose Grove Judd Holmes Lane

Chipping, Preston

Detached 5 bed, stone farmhouse on 1.5 acres with barn, stables, garages, menage, paddock and gardens. Quiet rural setting near Chipping village with local amenities and stunning views. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Traditional farmhouse set in approximately 1.5 acres
- Five bedrooms, Family bathroom & en-suite to master
- Character sitting room, breakfast room and formal dining room
- Bespoke Laurel Farm kitchen. Spacious wood built Graham Ball conservatory
- Detached garage, cobbled driveway & turning circle and ample parking
- Two stables, field shelter, floodlit Pasada surface menage & adjacent paddock.
- Detached stone barn with ancillary accommodation on two floors, including a bathroom, workshop and storage garage
- Separate Dutch barn
- Peaceful Ribble Valley location
- Surrounded by open countryside





Ground Floor

Entrance Hallway

Reception hallway from front door, with limestone flooring.

Sitting Room

16' 10" x 25' 11" (5.14m x 7.91m)

Large reception room with exposed beams, and a multi-fuel stove in a stone surround.

Formal Dining Room

11' 5" x 18' 2" (3.47m x 5.54m)

Two sets of French doors lead from the sitting room to the oak floored dining room, from where double doors lead to the conservatory.

WC

6' 9" x 3' 10" (2.06m x 1.18m)

Cloakroom(WC and wash hand basin), feature stained glass window.

Breakfast Room

16' 10" x 11' 5" (5.12m x 3.47m)

Breakfast Room with spindle bannister staircase and under stair storage; Karndean pale lime oak flooring.



Kitchen

15' 2" x 12' 0" (4.63m x 3.67m)

Bespoke Laurel Farm Kitchen, with wood surface central isle, granite work surfaces and a 1.5 bowl ceramic sink. double oven, LPG Aga, built-in Miele electric fan oven, a four plate Neff induction hob and Neff microwave, with Fisher and Paykal fridge/freezer. Plumbed for a dishwasher.

Utility Room

8' 7" x 15' 5" (2.61m x 4.69m)

Spacious utility room with Belfast sink, Poggenpohl cupboards and wine rack; plus space for washing machine and tumble drier. Boiler room with Worcester boiler, electric meter and fuse display leads off the utility room.

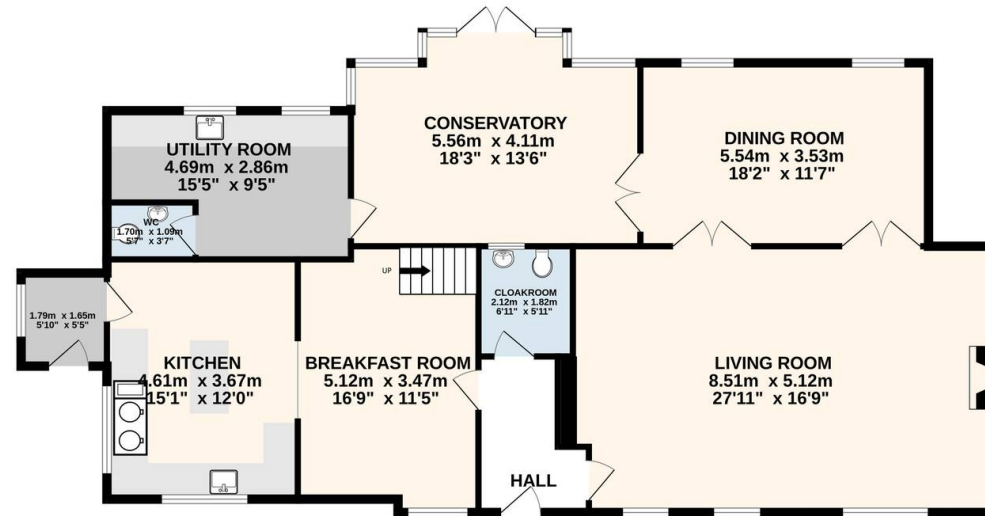
Vestibule



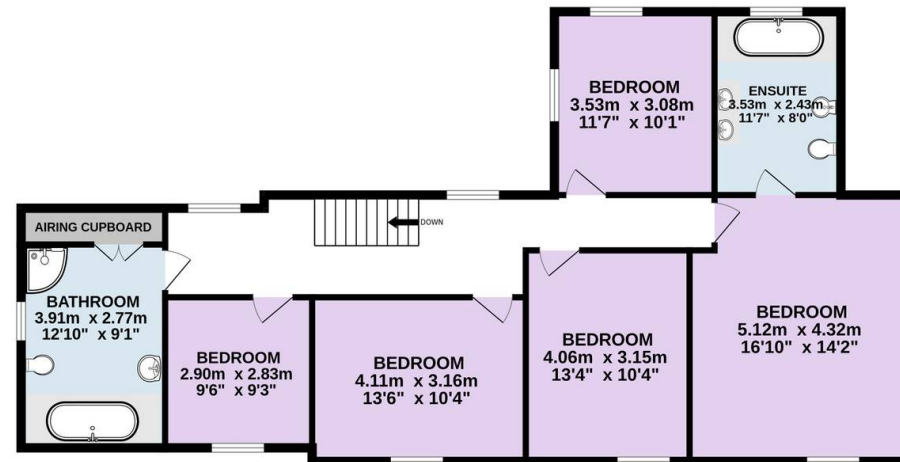




GROUND FLOOR
141.3 sq.m. (1521 sq.ft.) approx.



1ST FLOOR
104.8 sq.m. (1128 sq.ft.) approx.





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