



Honeywell
SELECT

Low Moor Farm, Union Street, Clitheroe

Stunning fully modernized stone-built detached
farmhouse

£550,000



- 4 double bedrooms
- 2 separate reception rooms
- Stunning open plan dining kitchen
- Large plot with garage and outbuilding
- Fully modernized throughout
- 1,593 Sq. ft approx.

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Clitheroe 01200 426041



LOW MOOR FARM CLITHEROE

This beautiful period stone-built detached farmhouse has been thoughtfully modernised in recent years, creating a superb family home set on a generous plot with landscaped gardens and a spacious gravelled driveway.

The property offers bright, well-presented accommodation throughout, enhanced by neutral décor and a superb blend of character features and contemporary finishes. To the front of the home are two separate reception rooms, each offering versatile living space ideal for relaxing or entertaining.

To the rear, the property opens up into an impressive full-width open-plan dining kitchen. This stylish space features shaker-style units, solid wood work surfaces, a stone tiled floor, breakfast bar, and a generous dining area, making it the heart of the home. The kitchen and dining area benefit from underfloor heating. The ground floor is further complemented by a useful two-piece cloakroom and an inviting hallway, complete with a feature return staircase and an attractive stained glass window at the half landing.

Upstairs, the property provides four well-proportioned double bedrooms, including a spacious master bedroom with fitted wardrobes. The accommodation is served by a modern four-piece family bathroom, fitted with a Heritage-style suite and freestanding roll top bath.

Externally, the property continues to impress. A large gravelled driveway extends to the front and side, offering ample off-road parking. The front garden is laid mainly to lawn with boundary hedging, providing excellent privacy. To the rear, the beautifully designed garden has been created with low maintenance in mind, featuring stone-paved patio areas and raised flower beds—perfect for outdoor dining and relaxation. Additional benefits include a garage with an attached store/workshop and a log store. Early viewing is highly recommended to fully appreciate this exceptional home.

LOCATION: Traveling along Edisford Road in the direction of Low Moor turn right just before St Pauls Church into St Pauls Street. Turn second right into Queen Street and at the end turn left into Union Street. Continue to the far end, turn right into Chapel Close the driveway is immediately on the right.

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

ENTRANCE VESTIBULE: through modern PVC Rock door, feature original tiled floor and stained-glass leaded doorway to lounge.

LOUNGE: 4.5m x 4.6m (14'10" x 15'1"); with feature fireplace housing cast-iron log burning stove sat on stone hearth with oak beam mantle, television point and modern heritage style radiator.

INNER HALLWAY: with return staircase off to first floor with stained-glass window on the half landing.

CLOAKROOM: 2.0m x 1.9m (6'7" x 6'3"); with a two-piece suite comprising low suite W.C, vanity wash handbasin with chrome mixer tap, sat on stone-flagged surface, tiled splash back and recessed spotlighting.

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SITTING ROOM: 3.9m x 3.5m (12'10" x 11'7"); with feature fireplace with stone interior and hearth and a modern heritage style radiator.

OPEN PLAN DINING KITCHEN: **Kitchen area** 4.5m x 3.9m (14'10" x 12'8"); has a range of cream shaker style wall and base units with solid hardwood work surface and matching upstand, a ceramic Belfast sink unit with chrome mixer tap, integrated Bosch electric fan oven with four-ring induction hob, two oven electric AGA with two hotplates, integrated fridge freezer and washing machine, wine rack, breakfast bar with feature pendant lighting, stone flagged floor and underfloor heating. **Dining area** 3.9m x 2.8m (12'8" x 9'1"); with recess spotlighting and wall light points, space for dining table and chairs, stone tiled floor, underfloor heating, storage cupboard housing Worcester central heating boiler and half-glazed PVC door to rear garden.

FIRST FLOOR:

LANDING: with spindles and balustrade, loft access with fitted ladder leading to boarded loft.

BEDROOM ONE: 4.6m x 4.7m (15'1" x 15'5"); with wall-to-wall range of fitted wardrobes.

BEDROOM TWO: 3.9m x 3.6m (12'9" x 11'8").

BEDROOM THREE: 3.9m x 2.8m (12'9" x 9'1").

BEDROOM FOUR: 2.5m x 3.9m (8'3" x 12'10").

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BATHROOM: 1.9m x 2.9m (6'2" x 9'5"); with a modern four-piece Heritage-style suite with low suite W.C, pedestal wash handbasin with chrome taps, roll-top freestanding bath with chrome shower tap fitment and corner shower enclosure with fixed head chrome shower, tiled floor, part-tiled walls, recess spotlighting and extractor.

OUTSIDE: The property has a large gravel driveway which extends to the front and the side of the house, a large front lawn with mature boundary hedging offering excellent privacy. A five-bar gate to the side of the house leads to an additional parking area and provides access to the garage which measures 15'0" x 9'11" with up and over door, power and light. Attached to the garage is a storeroom / workshop measuring 14'3" x 9'9" with power, light, cold water tap and outside tap. There is also a log store and garden store. At the front of the house is an EV charging point.

The rear garden has been paved with easy maintenance in mind, offers various patio areas with raised planting beds, boundary hedging and exterior lighting.

HEATING: Gas fired hot water central heating, PVC double glazing throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND F.

EPC: Energy efficiency rating for the property is D.



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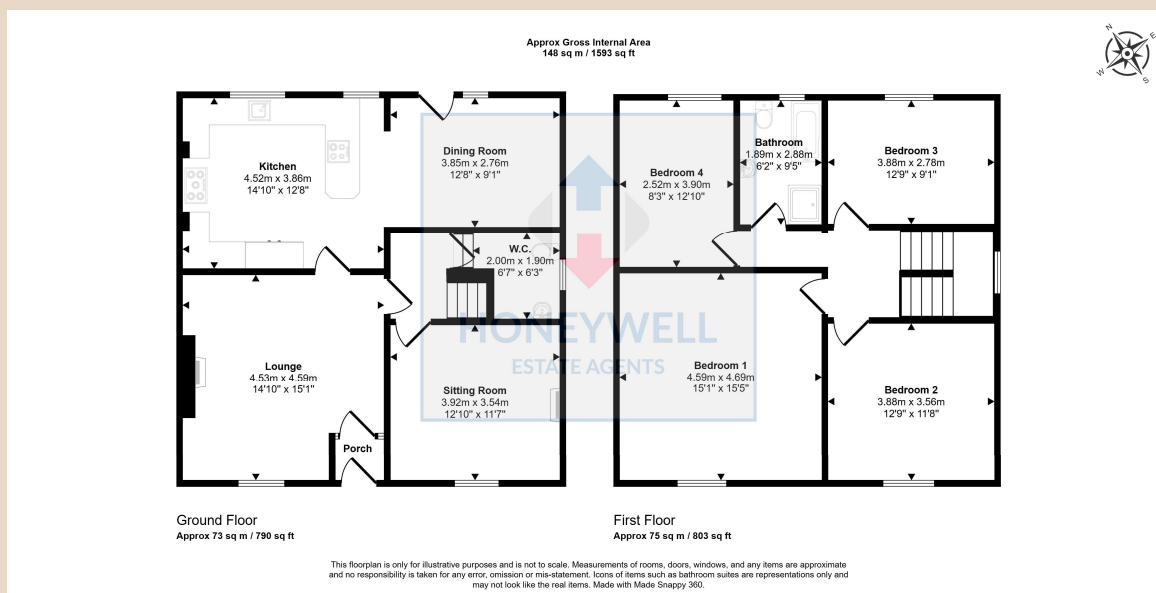
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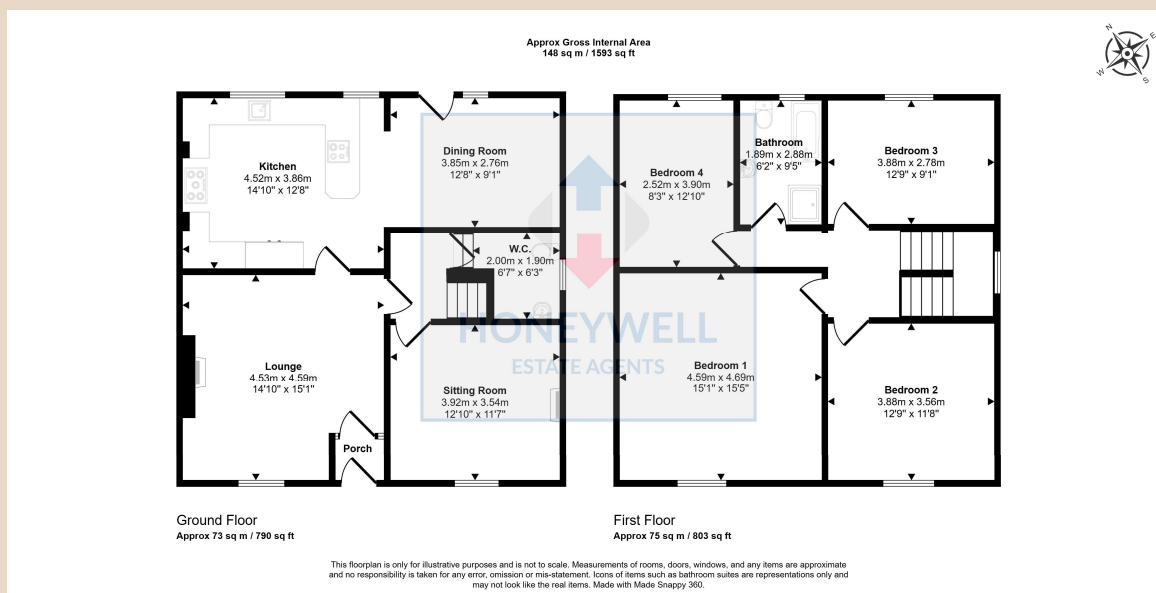
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