



## Red Lane, Colne, BB8 7JR

### Offers Over £675,000

THE MOST DESIRABLE FARMHOUSE WITH SELF CONTAINED FLAT

Nestled on Red Lane in the charming town of Colne, this exquisite farmhouse is a true gem, brimming with character and charm. Set on an impressive plot, the property boasts outstanding wrap-around gardens that provide a serene outdoor retreat. Inside, you will find a harmonious blend of stunning unique features and modern fixtures, creating an inviting atmosphere that is both stylish and comfortable.

This remarkable home offers an abundance of high-quality indoor and outdoor space, making it ideal for families or those who enjoy entertaining. A standout feature of the property is the self-contained flat, which presents an excellent opportunity for rental income or provides a private space for family members.

Conveniently located, this property is within easy reach of bus routes, local schools, and essential amenities, as well as major motorway links, ensuring that you are well-connected to the surrounding areas. The current owners have taken great care to maintain and enhance the property, resulting in a luxurious home that is ready for you to move straight into.

With ample off-road parking with an electric car charging point and desirable features throughout, this farmhouse is the perfect family home for any potential buyer seeking a stylish yet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Red Lane, Colne, BB8 7JR

Offers Over £675,000



- An Exquisite Farmhouse
- Stunning Original Features And Bursting With Character
- Ample Off Road Parking
- Tenure Freehold
- Four Bedrooms With One Bedroom Self Contained Flat
- In The Most Sought After Location
- Council Tax Band G
- Impressive Plot With Beautifully Landscaped Gardens
- The Perfect Family Home
- EPC Rating D

## Ground Floor

### Entrance

### Entrance Porch

13'4 x 7'5 (4.06m x 2.26m)

Wood cladding to the ceiling, storage cupboard, stone flag flooring, hardwood single glazed door to the kitchen, hardwood door to the utility room.

### Utility Room

10'3 x 4'9 (3.12m x 1.45m)

Plumbing for washing machine, dryer and space for fridge freezer and tiled flooring, open to the garage.

### Double Garage

22'2 x 18'2 (6.76m x 5.54m)

Power, lighting, double doors.

### Kitchen

15'5 x 14'11 (4.70m x 4.55m)

Hardwood double glazed window with stone surround, UPVC double glazed window with stone surround, a range of panelled wall and base units with granite effect surface and splash back, Belfast double sink with mixer tap, four door Aga with two hot plates, integrated microwave, integrated fridge, dishwasher and bin store, larder cupboards, spotlights, exposed beams, under unit lighting, centre island, stone flag flooring, open to the hallway.

### Hallway

22'1 x 13'7 (6.73m x 4.14m)

Two central heating radiators, six feature wall lights, exposed beams and stone walls, under staircase storage cupboard, part stone flag flooring, open to the kitchen, dining room and half staircase to the bar, hardwood door to the WC, hardwood single glazed door to the front vestibule.

### WC

8'8 x 4'3 (2.64m x 1.30m)

Underfloor heating, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, tiled elevations, two feature wall lights, integrated linen cupboard, tiled flooring.

### Bar

9'9 x 7'3 (2.97m x 2.21m)

UPVC double glazed frosted window, integrated bar and seating, tiled flooring.

### Front Vestibule

5'1 x 3'10 (1.55m x 1.17m)

Two UPVC double glazed windows, stone flag flooring.

### Dining Room

11'9 x 11'8 (3.58m x 3.56m)

UPVC double glazed window with stone surround, central heating radiator, exposed beams, stone flag flooring, hardwood door to the lounge.

### Lounge

21'2 x 18'9 (6.45m x 5.72m)

Three hardwood double glazed windows with stone surround, three UPVC double glazed windows with stone surround, two central heating radiators, exposed beams, four feature wall lights, cast iron multi fuel burner with stone hearth and surround, television point.

## First Floor

### Landing

24'3 x 10'4 (7.39m x 3.15m)

Two UPVC double glazed windows with stone surround, central heating radiator, loft access, four feature wall lights, hardwood doors to four bedrooms and bathroom.

### Bedroom One

21'4 x 18'8 (6.50m x 5.69m)

Four UPVC double glazed windows with stone surround, three central heating radiators, exposed beams, fitted wardrobes, three feature wall lights, hardwood flooring, door to the en suite.

### En Suite

8'2 x 7'10 (2.49m x 2.39m)

UPVC double glazed window with stone surround, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall steam shower enclosure, exposed beams, tiled elevations, spotlights, hardwood flooring.

### Bedroom Two

16'6 x 15 (5.03m x 4.57m)

Three UPVC double glazed windows, two central Heating radiators, exposed beams, fitted wardrobes, vanity top wash basin with traditional taps, exposed stone wall.

### Bedroom Three

10'11 x 9'3 (3.33m x 2.82m)

UPVC double glazed window with stone surround, central heating radiator, exposed beams, fitted wardrobe.

### Bedroom Four

10'11 x 8'7 (3.33m x 2.62m)

UPVC double glazed window with stone surround, central heating radiator, exposed beams, fitted wardrobe.

### Bathroom

9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window, heated towel rail, a four piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, double direct feed steam shower enclosure, rolltop bath with mixer tap and rinse head, tiled elevations, PVC panelled elevations, exposed beams, spotlights, tiled flooring.

### External

Wrap around laid to lawn gardens with paving, bedding, mature shrubs, septic tank, shrubbery, patio areas, ample off road parking and access to the self contained flat.

## Flat

### Entrance Hall

10'10 x 5'10 (3.30m x 1.78m)

PVC front door, central heating radiator, integrated shelving and storage, wood effect flooring, open to kitchen/dining area, door to shower room and stairs to first floor.

### Kitchen Diner

13'8 x 9'10 (4.17m x 3.00m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect flooring and open to reception room.

### Reception Room

22'1 x 13'3 (6.73m x 4.04m)

Two hardwood double glazed windows, central heating radiator, dado rail, electric fan, television point, wood effect flooring and PVC double glazed French doors to rear.

### Shower Room

8'8 x 4'5 (2.64m x 1.35m)

Hardwood single glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed corner shower enclosed, part tiled elevations, extractor fan and wood effect flooring.

## First Floor

