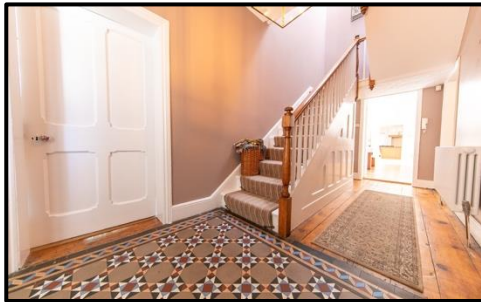


LARGE IMPOSING VICTORIAN FARMHOUSE, FANTASTIC POSITION AND FAR-REACHING OPEN COUNTRYSIDE VIEWS.

This rare opportunity offers the chance to acquire a striking family house that is well suited to family life and entertaining. This exceptional, light and airy country home has accommodation more than 4000 sqft taking full advantage of the gardens and open views. Approached via wrought iron electric gates and set on the edge of a small exclusive development with just a handful of barn conversions.

The accommodation in brief provides six large bedrooms, three being ensuite. Four receptions and conservatory room, basement games area and large loft room. Attached garage with parking space for multiple cars, adjacent annex building, courtyard and gardens.

Viewing is highly recommended to appreciate the size of property. No Chain.



LOCATION: The subject property is found heading out of Hardhorn Village towards Singleton on Fairfield Road (SAT NAV FY6 8LD), surrounded by open countryside. The property is within easy reach of nearby towns, good local schools such as Kirkham Grammar and Blackpool M55 motorway.

STYLE: Traditional double fronted farmhouse sat in a slightly elevated position enjoying fantastic views over open countryside.

CONDITION: Extremely well-maintained property with a wealth of period features, high ceilings, fireplaces.

ACCOMMODATION: Ground Floor; entrance porch and spacious hallway with spindled staircase leading off, cloak room w.c and access to the basement / games room. Front lounge and feature fireplace, family room leading through to a large conservatory with French doors out to the courtyard. Large dining reception area with staircase providing access to the first floor. Breakfast room with fireplace and access to the utility room. Large, fitted kitchen with central island and seating space, wide range of fitted units and large floor standing oven and hobs, side door providing access into the courtyard and annex building. First Floor; landing area, master bedroom with walk through wardrobe and ensuite bathroom. Five further bedrooms, two with en-suite shower rooms and a four-piece family bathroom. Loft access is found off the landing via a drop-down ladder. The loft provides additional storage with Velux windows installed (27'6 x 11'6).

OUTSIDE: The property sits within a generous amount of garden space and grounds, perfect for a young growing family or someone looking for privacy and space to entertain. Secure electric entry gates lead on to the driveway which reaches around the front of the property and to the garage. Ample parking space is provided and turning area. The property overlooks far reaching open countryside and towards the Bowland Fells. The driveway is adjoined with grass verges and borders which open on to spacious lawn with boundary hedging. Adjacent to the property you will find a courtyard seating area and hardstanding to the rear with boundary wall. Included in the sale is a brick-built building which could lend itself to multiple uses such as living annex, home office or teenage accommodation.

COUNCIL TAX: The property is listed as Council Tax Band E (Wyre Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment strictly through the agent's office.