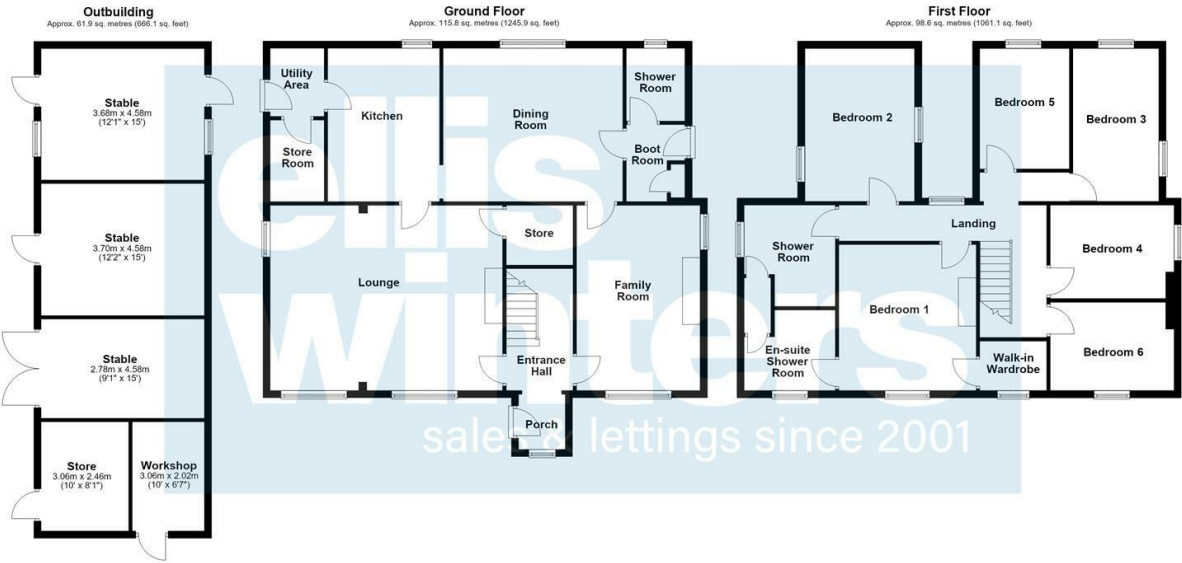




Ground Floor

Porch

Entrance Hall

Lounge
6.51m (21'4") x 5.20m (17'1")

Store

Family Room
5.20m (17'1") x 3.46m (11'4")

Kitchen
4.29m (14'1") x 3.13m (10'3")

Utility Area
1.91m (6'3") x 1.51m (4'11")

Store Room
2.28m (7'6") x 1.51m (4'11")

Dining Room
5.03m (16'6") x 4.29m (14'1")

Boot Room
2.15m (7'1") x 1.64m (5'5")

Shower Room

First Floor

Landing

Bedroom 1
4.09m (13'5") x 3.85m (12'7")

Walk-in Wardrobe

En-suite Shower Room

Bedroom 2
4.33m (14'2") x 3.07m (10'1")

Bedroom 3
4.33m (14'2") x 2.51m (8'3")

Bedroom 4
3.46m (11'4") x 2.57m (8'5")

Bedroom 5
3.38m (11'1") x 2.51m (8'3")

Bedroom 6
3.46m (11'4") x 2.48m (8'1")

Shower Room

Outside

The fully enclosed, approx. one-half acre garden, wraps around the property, comprising of formal gardens, wildflower gardens and allotment's, generous, gravelled driveways, a large feature pond/former swimming pool, and a stable block.

Outbuilding

Stable
4.58m (15') x 3.68m (12'1")

Stable
4.58m (15') x 3.70m (12'2")

Stable
4.58m (15') x 2.78m (9'1")

Store
3.06m (10') x 2.46m (8'1")

Workshop
3.06m (10') x 2.02m (6'7")

Further Information:
Tenure: Freehold
EPC Rating: E
Council Tax Band: E
Heating Type: Oil fired central heating, calor gas connection for a cooker/oven
Drainage: Septic Tank
Water: Mains water
What3Words: ///tailed.premiums.sweetened
Agents Note: The property will come with right of access over the driveway. The prospective buyer will be responsible for all boundaries.

Status of Seller: The Church Commissioners is a registered charity (charity no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.

Restriction: 1. Subject to the Church Commissioners' standard approval of plans covenant. 2. Restricted to a single private dwelling/house in single family occupation.

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GUIDE PRICE

£675,000

Ring Farmhouse

Holme Fen Drove, Colne, PE28 3RE

PROPERTY SUMMARY

A rare opportunity to acquire a charming detached former Farmhouse in a secluded and scenic setting.

Rarely available on the market, this impressive detached home occupies a generous plot of approximately one and a half acres (STS), enjoying a peaceful and picturesque rural setting. Offering over 2,000 SQFT of accommodation, this substantial home presents an exciting opportunity for those seeking space, character, versatility and the potential to create something truly special.

The accommodation comprises three reception rooms, six bedrooms and two shower rooms, providing ample space for family living, entertaining and a variety of alternative uses. Further enhancing the property's appeal is a stable block, offering additional versatility and potential for those with equestrian interests or other lifestyle requirements.

Externally, the property boasts extensive off-road parking, a large fish pond occupying the former swimming pool, and a wonderful blend of formal gardens and established grounds. Wildflower gardens, mature trees, established shrubs and hedgerows combine to create a natural and attractive outdoor environment, ideal for enjoying the tranquillity of the surrounding countryside.

Offered for sale with no onward chain, this is a rare opportunity to acquire a distinctive rural home with considerable scope and potential. An internal viewing is strongly recommended to fully appreciate the accommodation, grounds and idyllic setting on offer.

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