



***5 The Stables***  
*Hapton*

# 5 The Stables

## Hapton

A unique opportunity to purchase a delightful, stone-built cottage and barn conversion, currently a three-bedroom property which has potential for further bedrooms, set in approximately 1.6 acres of picturesque pasture, and gardens, with stunning panoramic countryside views, located in the highly desirable village of Hapton.

Dating back to the 1800s, a characterful property brimming with original features and charm while providing, spacious, flexible family living accommodation, briefly comprising, impressive stone entrance porch, welcoming entrance hall, light filled reception room, study lounge, and kitchen/dining room on the ground floor, and a fantastic master bedroom with modern en suite shower room, a further double bedroom, family bathroom, first floor lounge with balcony, spacious luxury bathroom on the first floor, along with a delightful mezzanine bedroom, dressing room, potential en suite, and a spacious storage space/nursery on the second floor.

Externally the property is set in approximately 1.6 acres of garden and paddock with a spacious gravel drive allowing space for parking multiple vehicles of varying sizes, a delightful patio area with apple and plum trees and pond, a wood and steel frame open fronted hay barn, two single garages, large barn, four stable block, timber stable and woodstore.

**Offers in the Region of: £495,000**



### ENTRANCE HALL

An impressive stone-built entrance porch allows access into the welcoming entrance hall, briefly comprising, traditional cast iron radiator, Indian stone flagged floor, and ceiling light point, the entrance hall allows access into the reception room, lounge, and study.

### RECEPTION

The light filled reception room with four wooden double-glazed windows overlooking the front and side of the property with stunning far reaching countryside views of Pendle Hill, briefly comprising, exposed stone wall, Indian stone flagged floor, two traditional cast iron radiators, and ceiling light point.

### STUDY

The attractive study with two wooden double-glazed windows overlooking the front and side of the property, briefly comprising, Indian stone flagged floor, traditional cast iron radiator, and ceiling light point.

The office has plumbing in place for a downstairs WC or downstairs bathroom.

### LOUNGE

The spacious and characterful lounge with wooden double-glazed window overlooking the side of the property with stunning far reaching countryside views, briefly comprising, impressive stone fireplace and hearth with cast iron multi fuel wood burner, exposed stone wall, built in storage cupboard, vestibule which is currently used as a cloakroom, three traditional cast iron radiators, quick step Oak effect laminate flooring, three wall light points. The lounge allows access into the kitchen, along with access to the first floor via a Victorian cast iron spiral staircase.

### KITCHEN/DINING ROOM

The light filled, spacious and characterful kitchen with three wooden double glazed windows overlooking the front and side of the property, briefly comprising, an impressive, large Victorian school storage cupboard, wooden base unit with complementary granite work surface, Shaws ceramic double sink with chrome mixer tap, stainless steel range cooker with single oven and grill, five ring gas hob, ceramic tile splash back, space and plumbing for a dishwasher and washing machine, space for a large freestanding fridge freezer, Worcester combination boiler, exposed stone wall, two traditional cast iron radiators, ceramic floor tiles in the kitchen area and stone flagged floor to the dining area, and ceiling light point.

### FIRST FLOOR LANDING

The generously proportioned first floor landing, briefly comprises, original wooden floor, radiator, and ceiling light point.

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious master bedroom with wooden double-glazed window overlooking the side of the property with stunning far reaching countryside views of Pendle Hill, briefly comprising, Victorian cast iron fireplace, exposed stone wall, carpeted flooring, radiator, and ceiling light point.

The en suite shower room, briefly comprises, double shower enclosure framed with two tall storage cupboards, chrome thermostatic shower, pedestal sink with chrome mixer taps, low level WC, exposed stone wall, brass and chrome towel warmer, quick step Oak effect laminate flooring, and chrome ceiling spotlights.

### BEDROOM THREE

A double bedroom with wooden double-glazed window overlooking the side of the property with views of the canal, briefly comprising, exposed painted stone wall, carpeted flooring, radiator, and ceiling light point.

### BATHROOM

A spacious family bathroom with wooden double-glazed frosted window, briefly comprising, panel bath with chrome mixer tap, pedestal sink with chrome taps, low level WC, cast iron traditional radiator, wood panelling to walls, ceramic floor tiles, and ceiling light point.

### FIRST FLOOR LOUNGE WITH BALCONY AND MEZZANINE

An impressive, light filled spacious lounge with three wooden double-glazed windows overlooking the front of the property and French doors allowing access to the sunny balcony with stunning countryside views, briefly comprising, exposed stone wall, cast iron spiral staircase to mezzanine, two traditional cast iron radiators, laminate flooring, two wall light points, pitched pine beams, chrome ceiling fan, and ceiling light point.

### BATHROOM

Accessed from the first floor lounge via arched double doors, a stunning, spacious family bathroom with three wooden double-glazed window overlooking the front and side of the property with stunning far reaching countryside views, briefly comprising, Villeroy and Boch freestanding bath with chrome mixer tap and shower attachment, large shower enclosure with chrome thermostatic shower, wooden vanity unit with marble top housing the Villeroy and Boch ceramic sink with chrome mixer tap, matching freestanding storage cupboard with marble top, low level WC, large built in storage cupboard, exposed stone wall, cast iron traditional radiator, laminate flooring, chrome towel warmer, and ceiling light point.

### MEZZANINE BEDROOM TWO

A delightful mezzanine bedroom with wooden arch picture window overlooking stunning countryside views and two Velux roof windows with internal blinds, briefly comprising, carpeted flooring, and ceiling light point.

Bedroom three allows access into the dressing room.

### DRESSING ROOM

Accessed from bedroom two, a spacious dressing room with Velux roof window, briefly comprising, open access wardrobe with hanging rails and shelves, carpeted flooring, radiator, and ceiling light point. The dressing room allows access into the potential en-suite along with access to the storeroom/nursery.

### POTENTIAL EN SUITE

Accessed via the dressing room, the current owners have carried out work to prepare for the installation of an en suite bathroom, with pipe work and soil stack in place, currently used as a storage room, briefly comprising, laminate flooring, and ceiling light point.

### STOREROOM/NURSERY

Accessed from the dressing room with Velux roof window, a spacious storeroom, briefly comprising, eaves storage cupboard, Worcester combination boiler, radiator, carpeted flooring, and ceiling light point.

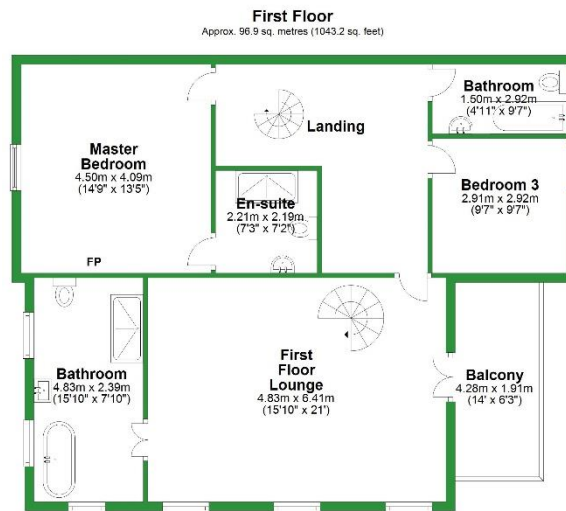
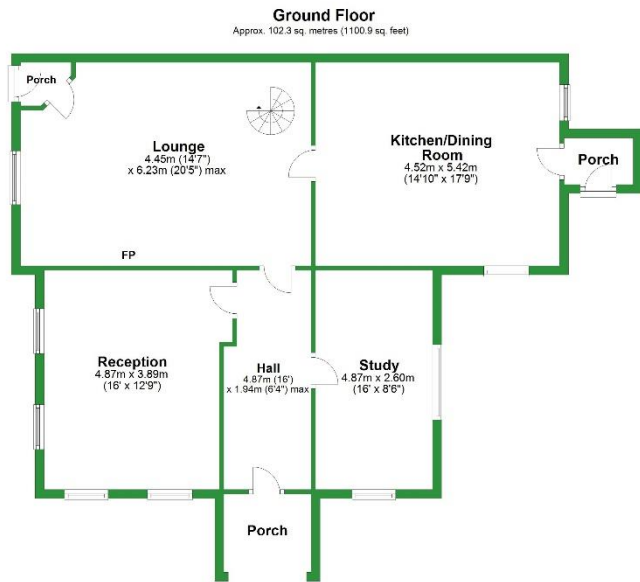
### EXTERNAL

Externally the property is set in approximately 1.6 acres of garden and paddock with a spacious gravel drive allowing space for parking multiple vehicles of varying sizes, a delightful patio area with apple and plum trees and pond, a wood and steel frame open fronted hay barn, two single garages, two greenhouses, large barn, four stable block, timber stable and woodstore.

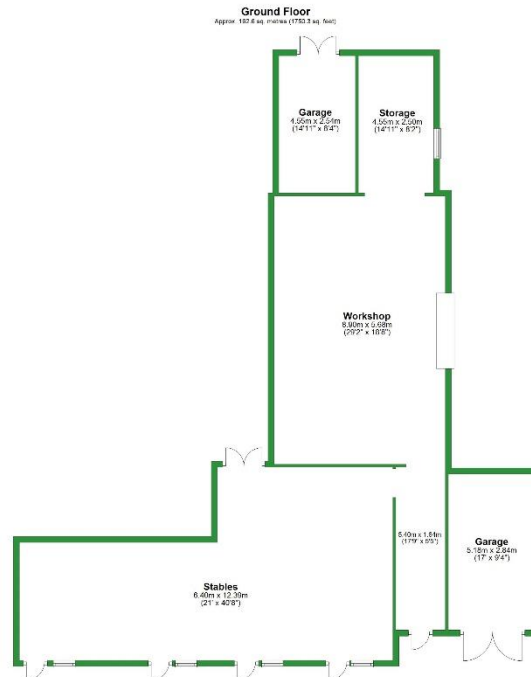
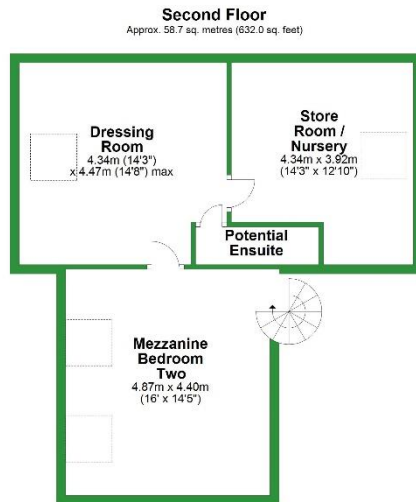








Total area: approx. 257.9 sq. metres (2776.1 sq. feet)  
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



Total area: approx. 182.6 sq. metres (1750.3 sq. feet)  
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Plan produced using PlanUp.



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