



Hollin Cross Farm
Woodplumpton Road, Burnley

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Burnley

A unique opportunity to purchase a delightful, stone-built four-bedroom semi-detached farmhouse set in approximately 4.5 acres of picturesque paddock, and gardens, with stunning panoramic countryside views. A characterful property brimming with original features and charm while providing, spacious, flexible family living accommodation which is currently lived in as two separate dwellings, briefly comprising, hallway, spacious light filled open plan lounge/dining room, lounge, two kitchens and hall on the ground floor, and a master bedroom with en suite shower room, a further double bedroom with en suite shower room, two double bedrooms, and two-family bathrooms on the first floor.

Externally the property is set in approximately 4.5 acres of delightful front and rear gardens, paddock, and woodland with pond, three timber stables, timber workshop, green house, and hen pen, along with a spacious gravel drive allowing space for parking multiple vehicles.

Offers in the Region of: £625,000



ENTRANCE HALL

A wooden entrance door allows access into the hallway with wooden double glazed Mullion window, briefly comprising, wooden first floor staircase, original beams, radiator, carpeted flooring, and chrome ceiling spotlights.

DOWNSTAIRS WC

Accessed from the hallway, the downstairs WC, briefly comprises, pedestal sink with chrome mixer taps, low level WC, white towel warmer, and chrome ceiling spotlights.

LOUNGE

The spacious and characterful lounge with two wooden double-glazed windows with stone sills, overlooking the front and side of the property with stunning far reaching countryside views, briefly comprising, impressive stone fireplace and hearth with cast iron multi fuel wood burner, feature stone alcove, original beams, radiator, stone flagged floor, and four wall light points.

LOUNGE/DINING ROOM

A wooden entrance door opens up into the spacious, open plan light filled lounge/dining room with two wooden double-glazed Mullion windows with stone sills, overlooking the front and rear of the property with stunning far reaching countryside views, briefly comprising, impressive stone fireplace and hearth with cast iron multi fuel wood burner, original exposed stone, two radiators, carpeted flooring to the lounge area, vinyl flooring in the dining room area, six wall light points, and ceiling light point.

KITCHEN

A spacious kitchen with wooden double glazed Mullion window overlooking the rear of the property, briefly comprising, a range of wooden base units with complementary solid Oak work surfaces and ceramic brick tile splash backs, Belfast ceramic sink with chrome mixer tap, feature alcove with solid Oak mantle and Esse multi fuel range cooker on a stone flagged hearth, space and plumbing for a washing machine and tumble dryer, space for a freestanding fridge freezer, exposed stone wall, original beams, vinyl floor, two wall light points, and ceiling light point.

KITCHEN TWO

A spacious and characterful kitchen with three wooden double-glazed windows overlooking the rear and side of the property, briefly comprising, a range of wooden base units with complementary solid Oak work surfaces and ceramic tile splash backs, Belfast ceramic sink with brass mixer tap, feature stone fireplace and hearth, integrated appliances, comprising, Lamona electric oven, Beko four ring electric hob, Indesit dishwasher, Beko washing machine and tumble dryer, space for a large freestanding fridge freezer, original beams, exposed stone wall, solid Oak flooring, and chrome ceiling spotlights.

HALL

Accessed from the kitchen with wooden double-glazed window, briefly comprising, wooden first floor staircase, built in understairs storage cupboard, radiator, carpeted flooring, and wall light point.

FIRST FLOOR LANDING ONE

The generously proportioned first floor landing with wooden double glazed Mullion window and Velux roof window, briefly comprises, built in storage cupboard, original beams, two loft hatches, two radiators, carpeted flooring, and chrome ceiling spotlights.

FIRST FLOOR LANDING TWO

The generously proportioned first floor landing, briefly comprises, built in storage cupboards, carpeted flooring, radiator, and chrome ceiling spotlights.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious master bedroom with two wooden double-glazed windows with stone sills, overlooking the front of the property with stunning far reaching countryside views, briefly comprising, original beams, radiator, carpeted flooring, and ceiling light point. The en suite shower room, briefly comprises, shower enclosure with chrome thermostatic shower, pedestal sink with chrome taps, low level WC, vinyl flooring, and ceiling light point.

BEDROOM TWO WITH EN SUITE SHOWER ROOM

A spacious bedroom with two wooden double-glazed windows with stone sills, overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, original beams, radiator, carpeted flooring, and ceiling light point. The en suite shower room with small UPVC double glazed window, briefly comprises, double shower enclosure with chrome thermostatic shower, pedestal sink with chrome taps, low level WC, white towel warmer, carpeted flooring, and ceiling light point.

BEDROOM THREE

A spacious double bedroom with wooden double-glazed Mullion window, overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, fitted wooden bedroom furniture, comprising, large chest of drawers, dressing table and mirror, bedside cabinets, and storage chest, original beams, radiator, carpeted flooring, two wall light points, and ceiling light point.

BEDROOM FOUR

Another spacious double bedroom with wooden double-glazed Mullion window with stone sill, overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, original beams, radiator, carpeted flooring, two wall light points, and ceiling light point.

BATHROOM ONE

The bathroom, briefly comprises, panel bath with chrome taps, white gloss vanity unit housing the ceramic sink with chrome taps, low level WC, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

BATHROOM TWO

A generously proportioned bathroom with Velux roof window and small wooded frosted window, briefly comprising, P shaped bath with chrome waterfall mixer tap and chrome thermostatic shower over, vanity unit housing the ceramic sink with chrome waterfall mixer tap, low level WC, floating bathroom cabinet, porcelain wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

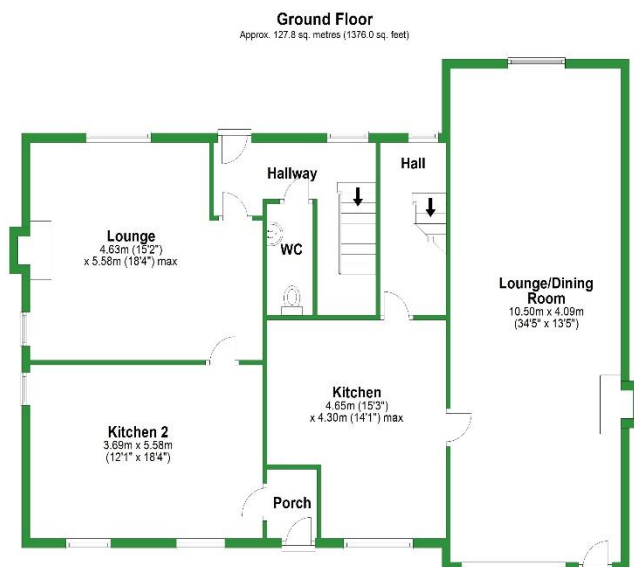
EXTERNAL

Externally the property is set in approximately 4,5 acres of delightful front and rear gardens, paddock, and woodland with pond, three timber stables, timber workshop, green house, and hen pen, along with a spacious gravel drive allowing space for parking multiple vehicles.



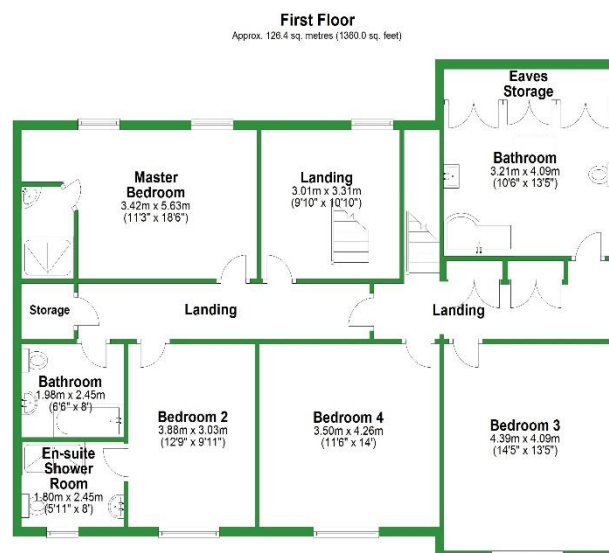






Total area: approx. 254.2 sq. metres (2736.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



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