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# Little Middop Farm, Gisburn BB7 4JN

5 Bedroom detached farmhouse

£575,000



- Stonebuilt period farmhouse
- 9 acres of land included
- Stunning views of Pendle Hill
- 5 bedrooms, 1 en-suite
- Large agricultural building
- 223 m<sup>2</sup> (2,400 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# LITTLE MIDDOP FARM GISBURN, BB7 4JN

5 BED DETACHED FARMHOUSE - £625,000

A stonebuilt period farmhouse with a stone flagged roof, dating back to the early 1600s, offering stunning open views of the 'Big End' of Pendle Hill and across the Ribble Valley towards Kemple End. This attractive family sized house comprises five bedrooms with a modern en-suite to the master, two large reception rooms, fitted dining kitchen, utility and cloakroom. Outside offers excellent appeal to the equestrian enthusiast with nine acres of grazing land and a newly built steel portal barn measuring 45' x 28' with space for up to four stables and trailer storage. Attached to the house is a large double garage with power door and surrounding gardens with lawn and vegetable garden.

Middop is situated on the A682 and provides excellent road links to Gisburn, Clitheroe, Barrowford and the M65 motorway. The village of Gisburn benefits from a primary school, deli, church, restaurant and public house. Viewing is essential.

**LOCATION:** From the Clitheroe direction proceed along the A59 and on entering Gisburn turn right and continue along the A682 (Burnley road) for approx three miles. Little Middop Farm can be found on the right and is well signposted at the top of the private drive.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** Through PVC front door, staircase off to the first floor with spindles and balustrade.

**LIVING ROOM:** 7.6m x 4.0m (24'9" x 13'); with coved cornicing, wall light points, stone fireplace housing cast iron multi-fuel stove on stone hearth, television point, window to the side elevation offering excellent views towards Pendle Hill, glazed PVC French doors to rear.



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**DINING ROOM:** 5.2m x 5.1m (17' x 16'7"); with superb stone arch feature fireplace housing log burning basket and overhead canopy, feature lighting, exposed ceiling beams, coved cornicing, wall light points, PVC door to the garden and door to dining kitchen.

**DINING KITCHEN:** 5.2m x 3.7m (17' x 12'2"); fitted range of oak-fronted wall and base units with complementary dark laminate working surface, tiled splashback and under unit lighting, glazed display cupboards with feature lighting, single drainer sink unit with mixer tap, integrated stainless steel built-in range with 2 ovens and 5-ring gas hob with curved glass and stainless steel extractor canopy over, 2 separate wine chillers, plumbing for washing machine and dishwasher, breakfast bar, space for American style fridge freezer, tiled floor, television point, telephone point, door to utility.

**UTILITY ROOM:** 1.8m x 2.7m (5'11" x 8'9"); with tiled floor, part-tiled walls, PVC door to side hallway.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. and pedestal washbasin, part-tiled walls, tiled flooring.

**SIDE HALLWAY:** With tiled floor, vaulted ceiling with Velux side windows, doorway to driveway, doorway to the rear access and doorway to garage.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With window to front elevation and large built-in storage cupboard.

**BEDROOM ONE:** 5.3m x 3.5m (17'4" x 11'7"); range of built-in wardrobes, dressing table with drawers and vanity light, coved cornicing.

**EN-SUITE BATHROOM:** With 4-piece contemporary white suite comprising panelled bath with chrome mixer tap, low suite w.c. with push button flush, vanity washbasin with chrome mixer tap, storage cupboards under and mirror over with feature lighting and fitted corner shower enclosure with chrome thermostatic shower, tiled walls, recessed spotlighting, tiled floor.



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BEDROOM TWO: 3.9m x 4.1m (12'10" x 13'4").

BEDROOM THREE: 4.3m x 2.6m (14'1" x 8'7"); with large walk-in storage cupboard.

BEDROOM FOUR: 4.3m x 2.3m (14'1" x 7'8").

BEDROOM FIVE/FIRST FLOOR SITTING ROOM: 4.9m x 3.6m narrowing to 2.3m (16'2" x 11'9" narrowing to 7'7"); currently used as a sitting room; window with excellent view towards Pendle Hill and across the Ribble Valley.

SHOWER ROOM: With contemporary 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, pedestal washbasin with chrome mixer tap and large corner shower enclosure with fitted power shower, heated ladder style towel rail.

GARAGE: Large double garage measuring 6.0m x 5.7m (19'10" x 18'10"); with electrically operated double up-and-over garage door, power and light, 2 Velux windows.



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**OUTSIDE:** There is a large private driveway leading to the house with large tarmac and turning area, good-sized side vegetable garden with paved patio and excellent views to Pendle Hill, stonebuilt lean-to BOILER ROOM housing oil fired central heating system. Good-sized rear garden laid to lawn with paved patio areas and planting borders.

Large steel portal AGRICULTURAL BUILDING 13.8m x 8.6m (45' x 28') – a newly built building with concrete floor, power and water supply. This building offers space for at least 4 stables and vehicle or trailer storage. The property is surrounded by grazing land of approximately 9 acres or thereabouts. 5-acre meadow with stone boundary wall, water supply and trough. Situated at the far side of the agricultural building there is a 4 acre L-shaped meadow with stream surrounding the house.

**HEATING:** Oil fired central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains electricity is connected. Spring water supply and septic tank drainage. EPC RATING F.



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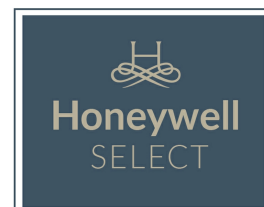
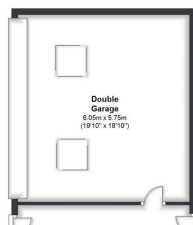
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Ground Floor  
Approx. 100.7 sq metres (1129.4 sq feet)



First Floor





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*Little Middop Farm, Gisburn, BB7 4JN  
CD/SMR/271115.*

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