

REEDYMOOR FARM
REEDYMOOR LANE
FOULRIDGE
BB8 7LJ



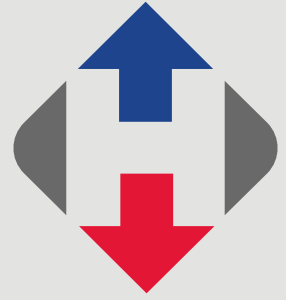
£430,000



- Imposing semi-detached farmhouse
- Sizeable accomm. with superb character
- 3 impressive receptions & fitted kitchen
- Fantastic further potential to enhance
- 4 excellent bedrooms with 2 en-suite
- Conservatory; good private parking
- Fabulous surrounding gardens and views
- Desirable rural village location

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This imposing stonebuilt semi-detached farmhouse built in the 16th century is located on the outskirts of the highly sought after village of Foulridge nestled within fantastic rural countryside, with outstanding views across open fields, Blacko Tower and Lake Burwain to the rear. The character and individuality that this farmhouse offers is incorporated in many ways with original features including exposed beams and stone walls, impressive stone mullion windows, stone staircase and fireplaces. The family sized property is arranged over two floors and provides deceptive accommodation which still offers further potential to enhance and includes a main entrance hall, three impressive reception rooms, breakfast kitchen and conservatory. It enjoys four excellent bedrooms to the first floor with two en-suites and house bathroom. Externally Reedymoor Farm is located within walking distance of Foulridge village and the Mile Tunnel and the Leeds/Liverpool canal and is situated on a fabulous plot with extensive well established mature surrounding lawned gardens and patios with ample private parking and front driveway. Viewing is essential to appreciate this delightful home.



LOCATION: Travelling from Barrowford along Barnoldswick Road, turn right on to Red Lane towards Colne, continue straight on and over the canal bridge, at the next left hand bend turn left into Smithy Lane towards Lake Burwain and through the ford into Reedymoor Lane. Reedymoor Farm is situated on the right hand side, turn into the shared driveway and the farm house is situated on the left side.

ENTRANCE HALL: With solid wood front door, cupboard housing meters, wood effect Karndean flooring, window seat, wall light point, exposed stone doorway and lintels, cloaks area, wall mounted storage heater.

LOUNGE: 5.9m x 5.7m (19'3" x 18'9"); with slatted and beamed wooden feature ceiling, large stone fireplace surround and hearth housing cast iron multi-fuel stove, feature exposed stone doorways, windowsills and stone lintels, television point, wall mounted storage heater, beautiful outlooks over rear gardens, door leading to:-

CONSERVATORY: 3.6m x 3.4m (11'11" x 11'2" max); PVC construction, tiled flooring, electric fan light, PVC French doors leading to garden.

DINING ROOM: 6.0m x 3.3m (19'10" x 10'10"); with exposed stone mullion-style windows and windowsills with stone lintels, feature wooden ceiling beams, wall mounted storage heater, windows to front and rear elevation with open outlooks.

SITTING/DINING ROOM: 7.1m x 4.3m (20'3" x 14'1"); imposing stone fireplace with large stone flagged hearth housing cast iron multi-fuel stove, feature wooden ceiling beams, original stone flagged flooring, television point, storage heater, exposed stone lintels with lovely open outlooks over rear garden.

BREAKFAST KITCHEN: 7.1m x 2.7m (20'3" x 8'9"); oak style fitted wall and base units with complementary high gloss laminate working surfaces, tiled splashback and windowsills 1½ bowl stainless steel sink drainer unit with



mixer tap, integrated electric double oven with 4-ring ceramic hob and stainless steel extractor filter canopy over, integrated fridge and freezer, plumbing for washing machine, feature exposed stone wall, wooden ceiling beams, stable wood panelled door leading to front garden and wooden French doors opening on to side patio, part wood and part slate tiled flooring, wall mounted storage heater, lovely aspects over rear garden.

INNER HALLWAY: With feature beamed ceiling, wall light point, original stone staircase leading to first floor, understairs storage cupboard, feature stone mullion-style window with front open outlooks.

FIRST FLOOR:

LANDING: With attractive wooden spindle balustrade, feature ceiling beams, exposed stone doorway surround.

BEDROOM ONE (front): 3.9m x 3.1m (12'9" x 10'0"); with feature stone windowsill and lintel, stone doorway with beam over, electric wall storage heater, telephone point, loft access, glazed double doors leading to:-

ENSUITE SHOWER ROOM: 4.4m x 3.4m (14'7" x 11'3"); modern 3-piece white suite comprising corner shower enclosure with thermostatically controlled shower, pedestal wash basin, low suite w.c., built-in storage cupboard, large window to rear elevation with lovely outlooks across rear garden and lake beyond.

BEDROOM TWO: 6.2m x 4.4m (20'1" x 14'7" max); feature stone mullion-style windows, with lovely views to the front and rear elevations, built-in wardrobe, television point, electric wall storage heater, corner shower enclosure housing electric shower, loft access.

EN-SUITE CLOAKROOM: 2-pce white suite comprising low suite w.c., pedestal wash basin.

BEDROOM THREE: 4.9m x 2.2m (15'11" x 7'2" narrowing to 9'2" x 6'9"); L-shaped room with built-in wardrobes, drawer units with surface surround, built-in bookcases, wall light points, feature stone mullion-style window, wooden ceiling beams, loft access, electric wall storage heater, lovely views overlooking rear garden and lake beyond.



BEDROOM FOUR (front): 5.3m x 2.2m (17'6" x 7'3"); with pleasant aspects across front garden, feature wooden ceiling beam.

BATHROOM: With 3-pce white suite comprising panelled bath with shower over, low suite w.c., vanity wash basin with built-in cupboard under, electric storage heater, wall light point, part tiled walls, vinyl cushioned flooring, feature stone mullion-style window with fantastic views over garden and lake beyond.

OUTSIDE: The property is set within fantastic surrounding lawned gardens to the front and rear with mature trees, stone boundary walls and well stocked planted garden borders with Lake Burwain adjoining the garden at the rear and views across towards Blacko Tower and neighbouring countryside to the front.

There are stone pathways and patios and there is excellent private parking to the front with a gravelled driveway.

HEATING: Individual electric storage heaters complemented by majority sealed double glazing in wood frames.

SERVICES: Mains water and electricity are connected and drainage is via a shared septic tank.

EPC: The energy efficiency rating for this property is F.

VIEWING: By appointment with our office.

COUNCIL TAX BAND: E.

TENURE: Freehold.











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