



Honeywell
SELECT

Fair Oak Coach House, Leagram PR3 2QT

Stonebuilt Grade II Listed Coach house
£525,000 ***NO CHAIN***



- Beautiful character house
- 3 receptions & dining kitchen
- Large garden & detached gym
- 4 bedrooms, 1 with en-suite
- Stunning surrounding views
- 177 m² (1,902 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

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FAIR OAK COACH HOUSE LEAGRAM

A Grade II listed semi-detached stone house which dates back to 1716 and is packed with many character features which include exposed beams, mullion windows, feature fireplaces, exposed stone work and pitched ceilings. This spacious family house offers extensive accommodation with three reception rooms, a dining kitchen, utility and cloakroom on the ground floor and four bedrooms, one en-suite and a house bathroom on the first floor.

The house is set in a cluster of four houses and has stunning views of the surrounding countryside with excellent walking and footpaths which lead to the popular Inn at Whitewell and River Hodder. The house has a driveway leading to a courtyard, large garden with decked patio and many storage sheds, a workshop with power, useful cellar storage and detached outbuilding currently uses as a gym but could be used for a variety of other uses. Viewing is recommended to appreciate this stunning house.

LOCATION: After passing the entrance to the Wild Boar Park on your right continue another 300 metres which brings you to a fork in the road, where you will see the Honeywell 'for sale' sign and another denoting a private road. Take the right fork and after 400 metres this will bring you to the heart of Fair Oak Farm. Continue straight on passing the farmhouse on the right and Fair Oak Coach House is on the left-hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCHWAY: With glazed stable door, coved cornicing, tiled floor and cloaks storage cupboard.



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LOUNGE: 5.0m x 5.8m (16'5" x 19' max); with feature exposed beams, mullion window to front elevation, glazed door opening onto rear patio offering excellent views, feature exposed stone chimney breast housing cast iron log burning stove sat on stone flag hearth, television point, wall light points and corner staircase off to first floor.

DINING ROOM: 5.5m x 2.6m (18' x 8'5"); with feature mullion window to rear and to side offering excellent views across local countryside, pitched ceiling with exposed beams, built-in storage cupboard set into the alcove, feature fireplace with attractive marble hearth and surround housing electric fire and wall light points.

SITTING ROOM: 5.6m x 4.0m (18'5" x 13'2"); with coved cornicing, television point, recess spotlighting, wall light points and mullion window to front elevation.

PORCH: With coat hooks and door to front courtyard.

UTILITY ROOM: 1.5m x 5.6m (5' x 18'5"); with fitted base cupboards with laminate work surface and stainless steel sink unit with mixer tap, plumbing for a washing machine, space for tumble drier and freezer and larder storage cupboard.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung corner wash handbasin and extractor fan.

KITCHEN: 5.8m x 2.7m (19' x 8'10"); attractive range of cream wall and base units with solid black granite work surface and tiled splashback, black ceramic one and a half bowl sink unit with mixer tap, Range Master range style cooker with 2 ovens, separate grill, 5-ring induction hob, integrated dishwasher, television point, tiled floor, space for breakfast table and chairs, glazed door leading to front driveway and electric underfloor heating.



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FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation, triple wardrobe offering excellent storage, covered cornicing, feature exposed beam and loft access.

BEDROOM ONE: 5.8m x 2.8m (19'1" x 9'3"); with feature pitched ceiling with exposed beams, mullion window with feature circular stain glass window above, excellent views and television point.

BEDROOM TWO: 4.0m x 2.9m (13'1" x 9'7"); with mullion window, dado rail and exposed beams.

EN-SUITE SHOWER ROOM: With 3-piece Heritage suite comprising, low suite w.c., pedestal wash handbasin, shower enclosure with mixer shower, part-tiled walls and extractor.

BEDROOM THREE: 4.0m x 2.7m (13'1" x 9'); with mullion window with excellent views, television point, covered cornicing and overstairs study area.

BEDROOM FOUR: 5.1m x 2.3m opening to 3.3m (16'8" x 7'5" opening to 10'8"); with feature mullion window, exposed beams, television point and loft access.

BATHROOM: With 4-piece Sanitan suite comprising low suite w.c, pedestal wash handbasin with chrome tap, free standing claw foot roll top bath with chrome taps, large walk-in shower with curved glass panel, fixed shower head and separate hand held shower head, fully-tiled walls, tiled floor with electric underfloor heating, feature towel radiator, extractor fan and recess spot lighting.

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OUTSIDE: There is a tarmac drive with cobbled edging providing private parking with raised planting border, forecourt garden with wrought iron railings, lawn and planting border, access through large wrought iron gates leading to front courtyard which is stone paved with red brick block paved edging with raised planting borders and outside lighting. There is a timber workshop 4.8m x 3.6m (15'7" x 11'11") with electric light and power, a detached timber outbuilding which could be used for a variety of uses such as home office, annexe accommodation although currently used as a gym 4.6m x 3.4m (15'2" x 11'1") with patio doors to the front and electric light and power, there is a front porch with half-glazed PVC front door and w.c with low suite w.c and pedestal wash hand basin. The property has a large garden with large decked patio area with spindles and balustrade and various timber storage sheds, steps down to large lawn with stone boundary wall, raised flowerbeds with mature plants and shrubs, excellent views across surrounding countryside, tree house, also situated to the rear of the house is stone paved patio area accessed via the door from the lounge.

CELLAR STORAGE ROOM: 5.8m x 2.7m (19' x 8'8"); excellent Storage room situated under the kitchen with limited head height with electric light and power.

SERVICES: Mains electric is connected, water is spring water supply and drainage by shared septic tank.

HEATING: Oil fired hot water central heating complemented by sealed unit double glazing.

TENURE: The Property is freehold.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.



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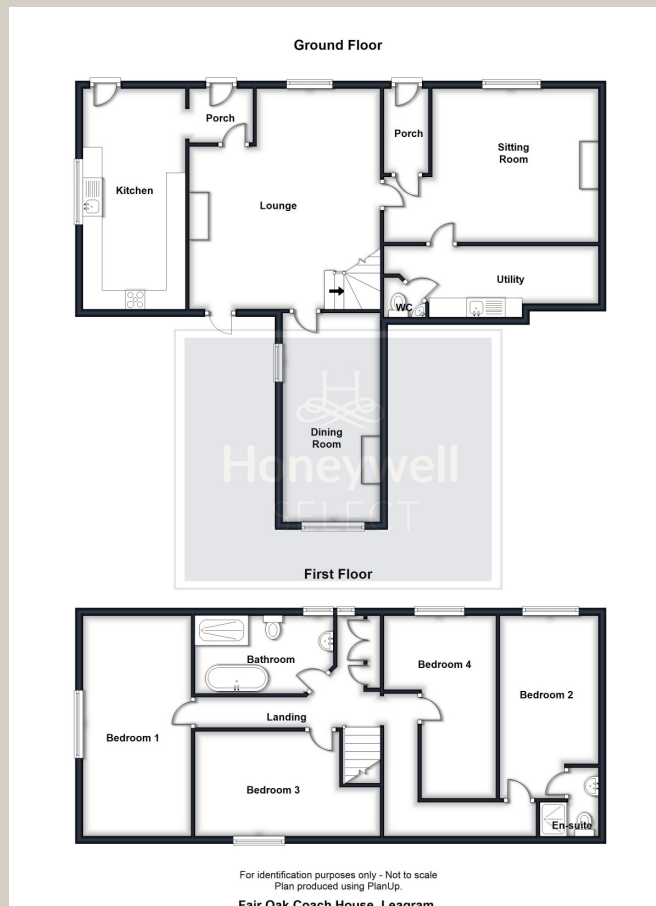
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