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## Chew Mill Farmhouse, Billington

Stonebuilt farmhouse with detached bungalow & guest accommodation

£745,000



- Lovely open views
- 4 bedrooms, 2 bathrooms
- 2 bed bungalow in grounds
- Detached guest accommodation
- Garage and stonebuilt workshop
- House 167 m<sup>2</sup>, bungalow 62 m<sup>2</sup>, guest annexe 31 m<sup>2</sup> approx.

Clitheroe

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# Chew Mill Farmhouse, Elker Lane, Billington

A stonebuilt character semi-detached farmhouse with a fantastic detached 2 bedroom bungalow within the grounds plus additional separate detached guest accommodation, and stonebuilt garage with attached shippon or workshop. The property is ideal for families pooling together to share one dwelling, has potential for holiday lets or separate work from home office space. The main house has a large lounge and open-plan dining kitchen with utility and shower room; upstairs there are 4 bedrooms with balcony off the main bedroom, en-suite shower room and 4-piece house bathroom. Externally there is a large drive, detached garage with workshop to the side and a large lawned rear garden with boundary hedging.

Located behind the gate to the side of the garden is a detached stone bungalow which offers great extra accommodation with 2 bedrooms, lounge, kitchen and shower room. At the opposite side of the garden is a detached guest suite with open-plan living kitchen and bedroom with en-suite. This space would also be ideal as a great work from home office for a buyer who want the shortest possible commute to work!

The property is located on Elker Lane between Billington and Brockhall Village with attractive countryside views. The Black Bull and Old Langho are within walking distance and St Augustine's Secondary school is close by.

**LOCATION:** On leaving Whalley in the direction of Billington, pass over the bridge and continue up the hill into Billington. After around 1 mile turn left after St Augustine's High School into Elker Lane. Proceed down the hill crossing the A59 and after a further ½ mile the property can be found on the right.

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

## **FARMHOUSE**

**ENTRANCE PORCH:** Through UPVC Rock door, feature exposed stone wall, window to either side, tiled floor and oak doorway to lounge.

**LOUNGE:** 8.3m x 4.7m (27'1" x 15'6"); with feature exposed beams, window to front elevation with excellent open views and glazed French doors to rear elevation with outlooks across the rear garden, recessed spotlighting, feature stone chimney housing a stone fireplace with cast iron log burning stove set on a flag hearth, television point and laminate flooring.



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**DINING KITCHEN:** 4.2m x 8.3m (13'9" x 27'1"). **DINING AREA:** with feature exposed beams, BT telephone point, excellent views and corner staircase off to first floor. **KITCHEN AREA:** with a fitted range of oak Shaker style wall and base units with complementary light quartz work surface with stainless steel sink unit, integrated dishwasher, integrated double electric oven with 4-ring electric hob and stainless steel extractor over, feature exposed beams and recessed spotlighting.

**UTILITY ROOM:** 3.2m x 3.2m (10'7" x 10'5"); with a range of Shaker style wall and base units with dark laminate work surface and stainless steel sink unit with mixer tap, fitted wine rack, quarry tiled floor, plumbing for a washing machine, space for tumble dryer and freezer, hardwood door to rear garden.

**SHOWER ROOM:** with 3-piece white suite comprising low suite w.c., wall hung wash handbasin with chrome mixer tap, shower enclosure with fitted electric shower, chrome heated ladder style towel rail and floor-mounted Worcester oil central heating boiler.

**FIRST FLOOR:**

**SPACIOUS LANDING:** with recessed spotlighting and coved cornicing.

**BEDROOM ONE:** 4.2m x 4.7m narrowing to 3.5m (13'11" x 15'5" narrowing to 11'5"); with coved cornicing, television point, feature glazed French doors opening onto balcony with excellent views across the rear garden towards neighbouring countryside.

**EN-SUITE SHOWER ROOM:** with 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap and corner shower enclosure with Triton electric shower, part-tiled walls and a chrome heated ladder style towel rail.

**BEDROOM TWO:** 4.8m x 3.9m (15'8" x 12'10"); with an extensive range of fitted wardrobes and drawers, television point, coved cornicing and open views.

**BEDROOM THREE:** 4.3m x 3.7m (14'1" x 12'1"); with open views, laminate flooring, overstairs storage cupboard with space-saver staircase leading to loft storage area.

**BEDROOM FOUR:** 2.3m x 2.3m (7'5" x 7'6").



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**BATHROOM:** 4-piece white suite comprising low suite w.c. with push button flush, wall-hung washbasin with wall-mounted chrome mixer tap, spa bath with central wall-mounted mixer tap and corner shower enclosure with fitted shower, chrome heated ladder style towel rail, fully tiled walls and recessed spotlighting.

**OUTSIDE:** the property is approached by a long, large tarmac driveway providing ample parking and turning with a stonebuilt detached garage with wooden opening doors, power and light. To the right of the garage is a stonebuilt shippoon or workshop with electric, light and power. Front garden with middle laid to lawn with planting borders and patio area. Double gates lead to rear garden with large lawn, tarmac patio and pathways, boundary hedging, exterior lighting and gravelled patio in the far corner.

### **DETACHED BUNGALOW (ANNEXE 1)**

**ENTRANCE HALLWAY:** with coved cornicing, recessed spotlighting and laminate flooring.

**INNER STOREROOM:** 2.7m x 2.1m (8'10" x 6'10"); with coved cornicing and laminate flooring.

**KITCHENETTE/UTILITY:** 2.1m x 1.2m (6'10" x 4'0"); with base cupboards, one and a half bowl stainless steel sink unit, plumbing for a washing machine and space for under-counter fridge.

**LOUNGE:** 4.3m x 4.0m (14'3" x 13'3"); with glazed windows overlooking the rear garden and PVC French doors, laminate flooring, recessed spotlighting and coved cornicing.

**BEDROOM ONE:** 3.2m x 3.3m (10'4" x 10'10"); with coved cornicing, recessed spotlighting and laminate flooring.

**BEDROOM TWO:** 4.0m x 2.4m (13'3" x 7'11"); with coved cornicing, recessed spotlighting and laminate flooring.

**SHOWER ROOM:** with 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, storage cupboards under, corner shower enclosure with fitted Triton electric shower, part-tiled walls, extractor fan and chrome heated ladder style towel rail.

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### **DETACHED GUEST ACCOMMODATION (ANNEXE 2)**

**OPEN PLAN LOUNGE WITH KITCHEN AREA:** with glazed windows and PVC French doors with outlooks across the lawned rear garden.

**LIVING AREA:** with TV point, laminate flooring and recessed spotlighting.

**KITCHENETTE:** range of wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel single drainer sink unit with mixer tap, electric oven and space for under-counter fridge.

**BEDROOM:** 3.7m x 3.2m (12'2" x 10'4"); with glazed windows and PVC French doors overlooking the rear garden, recessed spotlighting, laminate flooring, loft access and built-in walk-in storage cupboard.

**EN-SUITE SHOWER ROOM:** with 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps and corner shower enclosure with fitted Triton electric shower, fully tiled walls, tiled floor, extractor fan and chrome heated ladder style towel rail.

**SERVICES:** Private drainage, mains water and electricity.

**HEATING:** Oil central heating to the farmhouse complemented with PVC double glazing.

**COUNCIL TAX BAND D. EPC RATING D.**

**VIEWING:** By appointment with our office.

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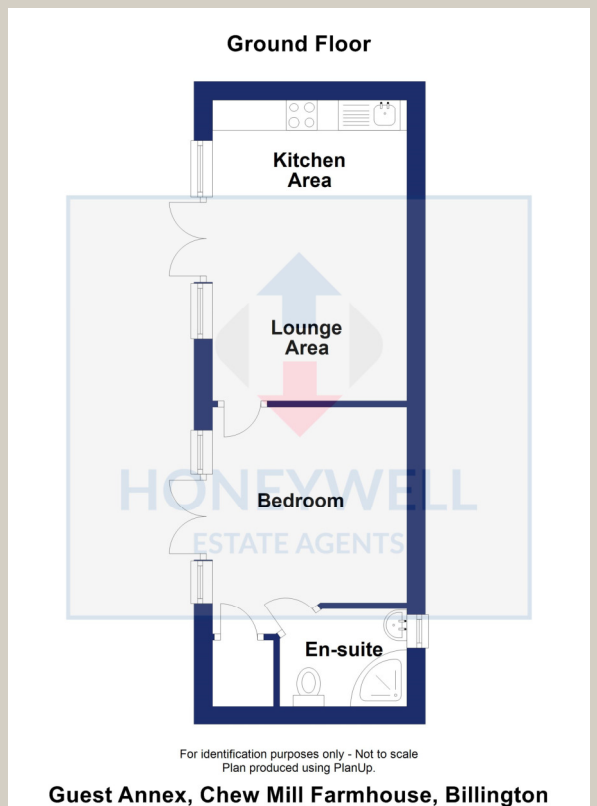
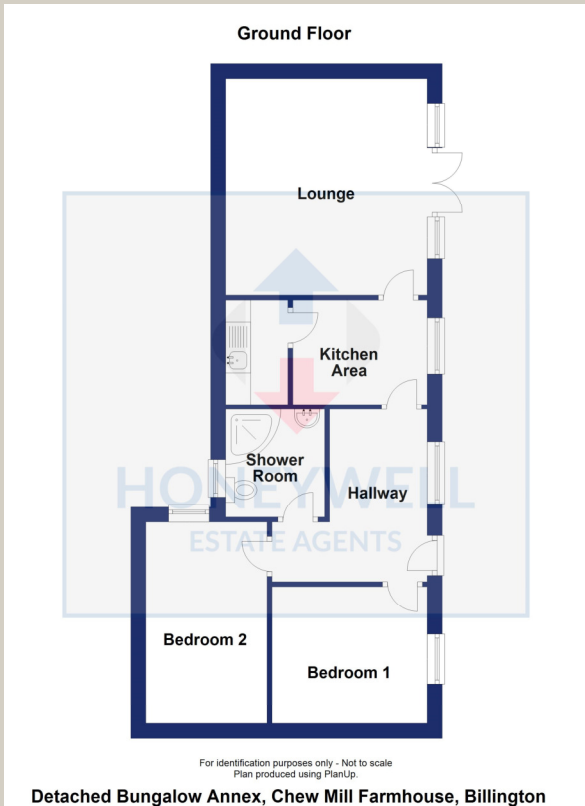
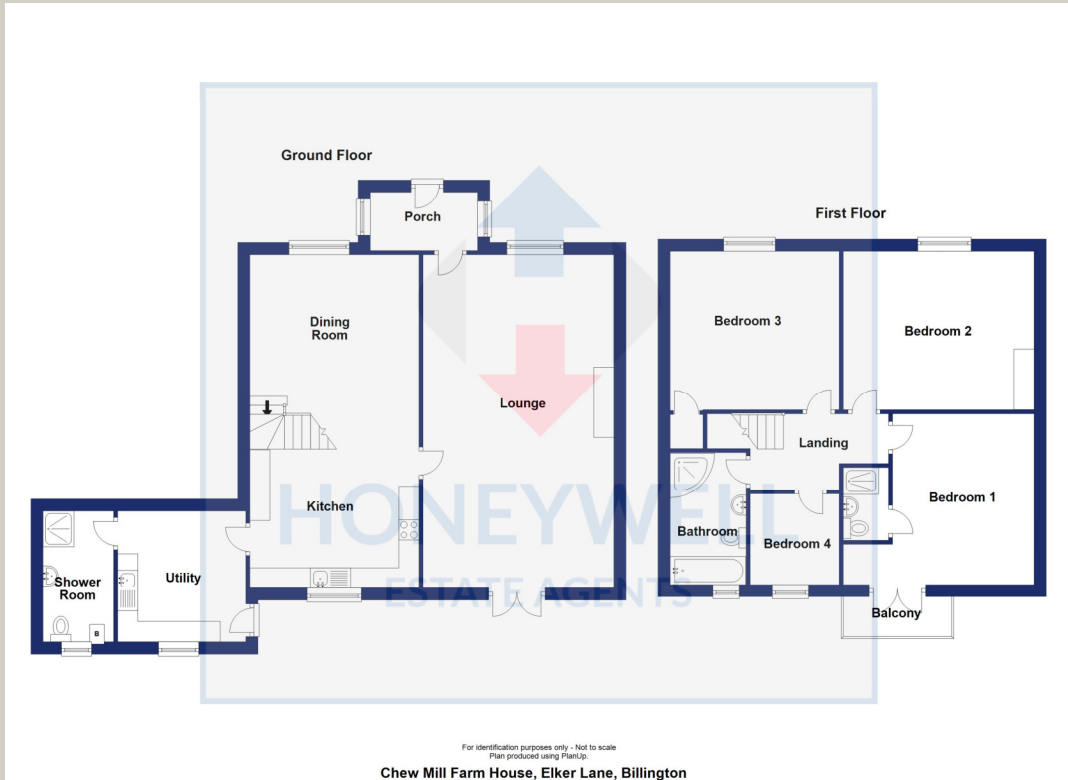




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