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Coulthurst Farmhouse, Bashall Eaves

Stonebuilt detached farmhouse with views
Offers around £945,000



- Lounge, dining room & kitchen
- 4 bedrooms, 1 with en-suite
- Large plot with paddock
- Large double garage
- Stunning open views
- 194 m² (2,091 sq ft) approx. plus garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Coulthurst Farmhouse Bashall Eaves

A beautiful stonebuilt detached farmhouse situated in this stunning location with fantastic open views of the surrounding countryside. Opportunities to buy property in Bashall Eaves are rare and this house offers superb potential to create a beautiful home with space for further outbuildings, a horse or livestock. The whole plot measures approximately (0.88 acres) with a large driveway and parking area to the front, garden to the rear and paddocks on each side.

The house itself offers good-sized accommodation with open views from most rooms and great potential to create a beautiful home. The entrance hall leads to a spacious lounge, separate dining room, large dining kitchen and cloakroom. Upstairs there are four bedrooms with an en-suite shower to the master and house bathroom. Attached to the side of the house is a fabulous 650 sq.ft double garage. Viewing is essential.

LOCATION: Travelling into Bashall Eaves from the Clitheroe/Whalley direction, pass The Red Pump Inn on the left and then turn right at the green into Talbot Bridge Road. The house can be found on the right after around ¼ mile.

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

ENTRANCE: Through front door into:

PORCH: With window to either side, tiled floor and half-glazed door to:

HALLWAY: With staircase off to first floor, feature exposed beams and 2 windows to the front elevation.

LOUNGE: 4.4m x 6.5m (14'6" x 21'3"); with windows to 3 sides offering excellent views across the Ribble Valley, stone fireplace housing open fire with stone flagged hearth and television point.

DINING ROOM: 3.5m x 4.3m (11'5" x 14'2"); with feature exposed stone wall and stunning views.



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DINING KITCHEN: 6.4m x 4.3m (21'0" x 14'1"); with a fitted range of cream shaker style wall and base units with complementary wood effect laminate work surface and tiled splashback with under unit lighting, one-and-a-half bowl single drainer sink unit with mixer tap, integrated double electric oven, 4-ring ceramic hob with extractor over, integrated dishwasher, recessed spotlighting, laminate flooring and glazed PVC French doors opening onto rear garden offering fantastic open views.

PORCH: Located off the kitchen with tiled floor, door to front driveway and access to cloakroom and garage.

CLOAKROOM: 2-piece suite comprising low suite w.c. and pedestal wash-hand basin with tiled splashback.

GARAGE: 8.0m x 7.8m (26'3" x 25'6"); a fantastic large double garage with 2 wooden up-and-over doors, half-glazed PVC personal door to rear, windows to the side and rear, stainless steel sink unit, plumbing for a washing machine, floor-mounted Worcester oil central heating boiler, electric, light and power.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, window to front elevation, large airing cupboard with double doors and shelving.

BEDROOM ONE: 4.5m x 4.7m (14'7" x 15'5"); with fantastic open views.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage drawers under and vanity mirror over, good-sized walk-in shower with fixed glass panel and fitted thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls and extractor.

BEDROOM TWO: 3.5m x 4.4m (11'5" x 14'5"); with stunning views of open countryside.

BEDROOM THREE: 3.2m x 4.3m (10'7" x 14'1"); with stunning views of open countryside.



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BEDROOM FOUR: 3.1m x 4.4m (10'2" x 14'4"); with Velux window and loft access.

BATHROOM: 3-piece suite comprising low suite w.c., pedestal wash-hand basin and a panelled bath with Mira electric shower over, glass shower screen and part-tiled walls.

OUTSIDE: Entrance into a large driveway providing ample parking and turning and leading to a large, attached garage. There is a well-planted garden area to the front and a paddock to the left with gated access from the road. At the rear there is a good-sized garden with stunning open views and a detached outbuilding.

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SERVICES: Mains water and electric are connected. Drainage is via a septic tank. There is no gas.

HEATING: Oil fired central heating system complemented by PVC double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: E

EPC: The energy efficiency rating of the property is E.

VIEWING: By appointment with our office.



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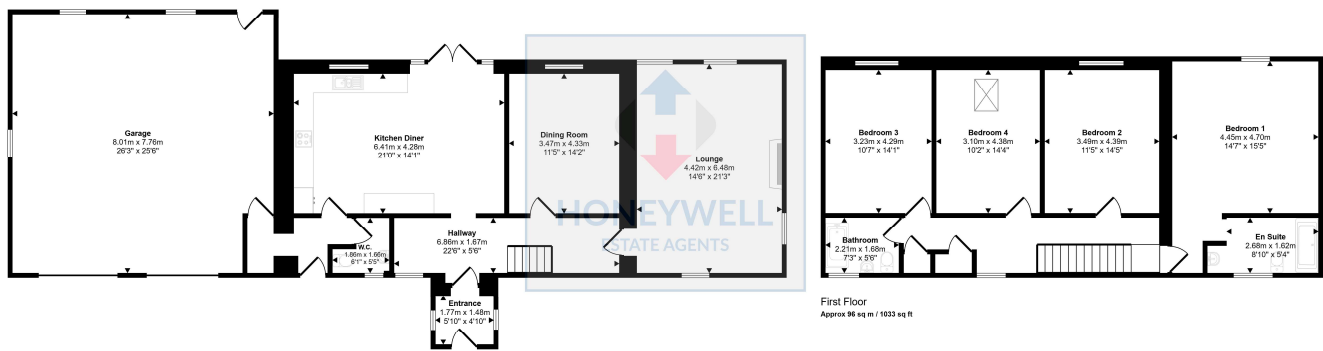
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Approx Gross Internal Area
194 sq m / 2091 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

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*Coulthurst Farmhouse, Bashall Eaves, BB7 3DB
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