

01756 795621
www.david-hill.co.uk

DAVID HILL



Little Thorn Edge Farm Trawden BB8 8QA

A substantial stone built detached farmhouse providing generously proportioned and well presented, four bedroom family accommodation with pleasant walled gardens and ample private parking.

Elevated rural position with super views over the surrounding open countryside yet conveniently located just 2.5 miles from Colne and access to the M65.

An additional 15.26 acres of land is available for sale by separate negotiation.

Guide Price £450,000
NO FORWARD CHAIN

Little Thorn Edge Farm Trawden BB8 8QA

• Colne (M65) 2.5 miles • Burnley 9 miles • Skipton 13 miles • Blackburn 19 miles • Manchester 35 miles

Location

The property enjoys a delightful position bordering open countryside just 1.5 miles from Trawden. The larger town of Colne is 2.5 miles to the west and the market town of Skipton 13 miles to the north east. The resurgent town of Colne provides an excellent range of amenities including shops, bars, restaurants, leisure facilities and primary and secondary schools. The town is well connected, with a railway station providing regular services to the west including Burnley, Preston and beyond. Access by car to the larger local business centres is extremely convenient with the M65 motorway, A59, A65 and A629 (A650) all close to hand meaning Bradford, Leeds, Preston and Manchester are within one hour's drive.

Description

This substantial detached farmhouse provides well proportioned, well presented family accommodation which although ready for immediate occupation does offer scope for modernisation and alteration.

The availability of a sound parcel of adjoining land is sure to widen the appeal of the property, particularly to those with equestrian and hobby farming interests as well as those with an interest in conservation and the environment.

The house benefits from oil central heating and uPVC double glazing throughout with accommodation on two floors briefly comprising:

The property is entered to the front via a porch leading into a hall with return staircase to the first floor and useful understairs store. Adjacent to the hall is an excellent through living/dining room originally two separate rooms but having been combined to create a generous space with windows at each end. The living room area has a solid fuel stove set in feature fireplace with flagged hearth next to which is a built in storage cupboard with louvered doors.

An inner hallway gives access to a well appointed house bathroom with panelled bath, pedestal wash basin, w.c, and separate corner shower cubicle. Tiled walls and floor and a heated chrome ladder style towel rail. The inner hall leads through to an excellent breakfast kitchen with a range of cream coloured base and wall units, laminate worksurfaces incorporating a breakfast bar area, 1 ½ bowl stainless steel sink and drainer and tiled splash back. There is an electric ceramic hob with filter hood over and electric oven and grill below and plumbing for a dishwasher. Double sliding doors lead through to another good sized sitting room with feature fireplace and hearth. The rear hall leads though to a very useful utility room extension with a laminate work surface, wall units and plumbing for a washing machine and drier. External door to the side yard and garden.

The first floor central landing gives way to four very generous double bedrooms and a second bathroom with panelled bath having shower over and a shower screen, wall mounted basin and w.c. Tiled walls.

Outside

Turning off the shared access track you lead into a spacious private yard area extending the full width of the property providing plenty of additional parking and turning space. A hand gate leads to the house though a pleasant walled garden with lawns and borders. Extending to the side of the house is a further generous walled yard with ample space for a garage to be built, subject to planning. This side yard with useful timber store/workshop adjoining the side of the house leads round to a predominately lawned rear garden bordering open fields.

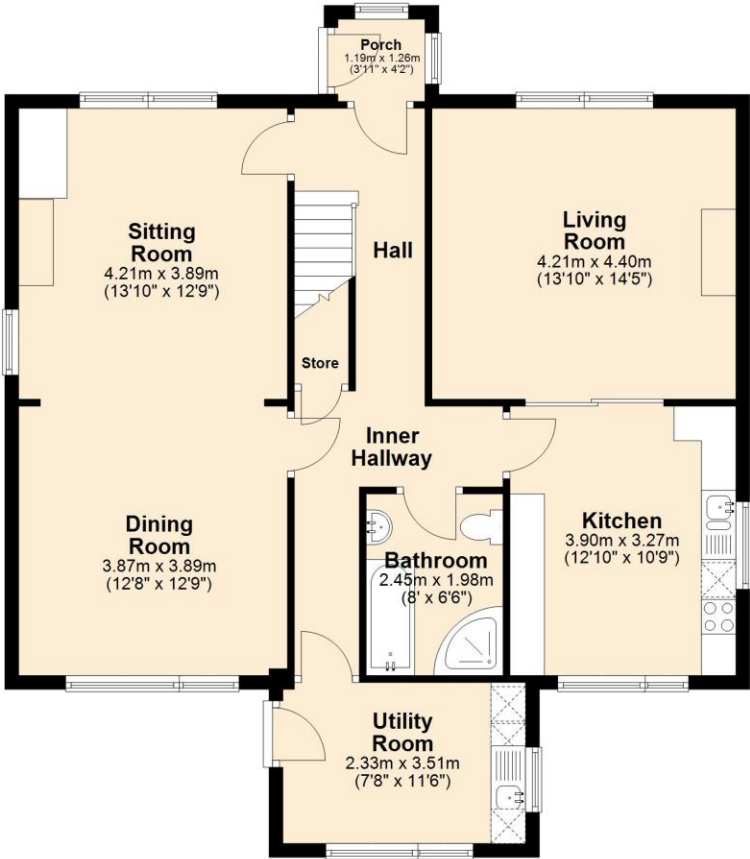
Additional Land

Extending from the rear of the house and shown edged in blue on the sale plan is a productive parcel of meadow and pasture, approximately 15.26 acres in total. The land is available for sale by separate negotiation to the house and can be purchased either as a whole or in lots, subject to access.



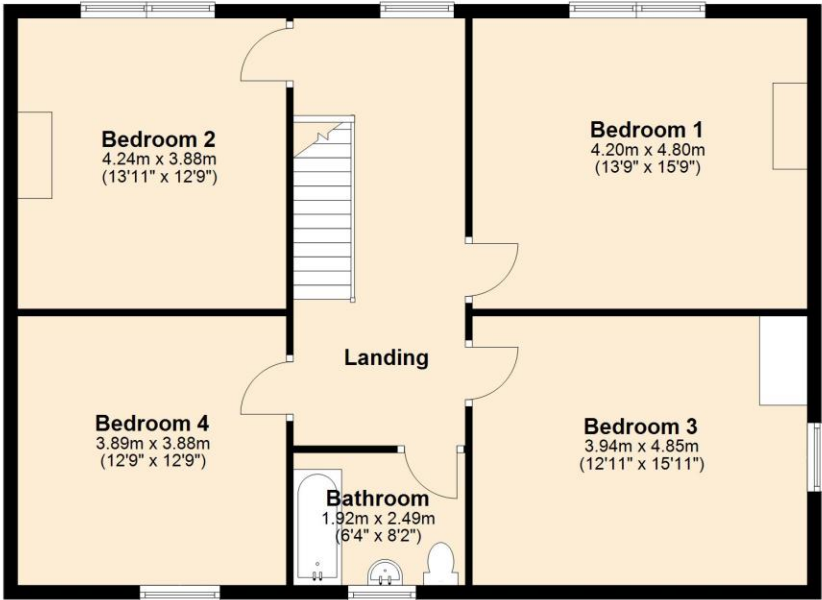
Ground Floor

Approx. 94.9 sq. metres (1021.5 sq. feet)



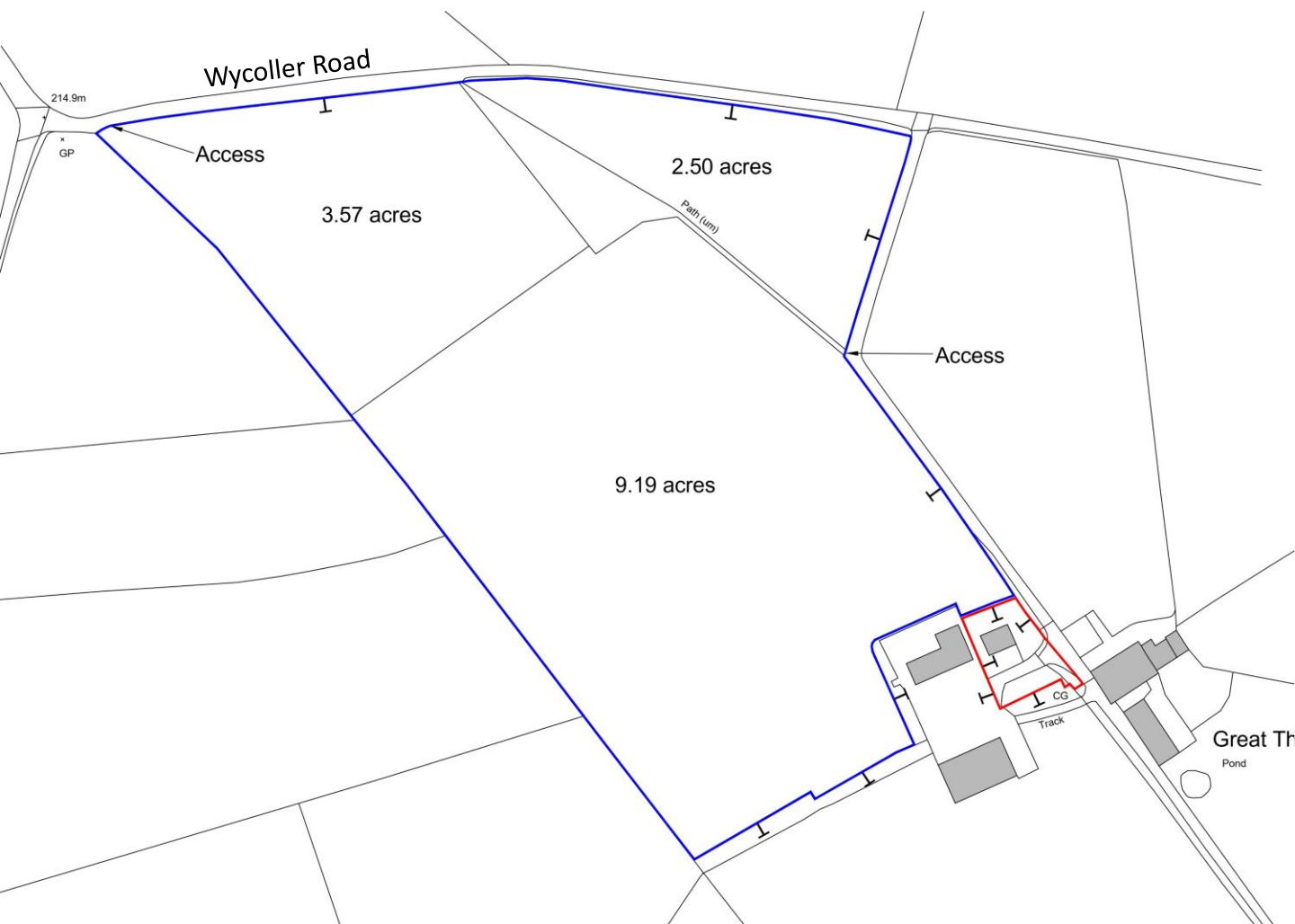
First Floor

Approx. 93.8 sq. metres (1009.4 sq. feet)



Total area: approx. 188.7 sq. metres (2030.9 sq. feet)





Services

Mains electricity, mains water, PTP drainage.
Oil central heating (external boiler), uPVC double glazing.

Energy Rating

E 44

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band E Pendle Borough Council.

Directions

From the roundabout at the end of the M65 in Colne head east on Vivary Way towards the town centre and at the next roundabout continue straight across onto North Valley Road (A6068). At the next roundabout with the A56 continue straight across onto Byron Road (A6068) to the next roundabout and continue straight across again onto Keighley Road (A6068). After about 50 metres turn right to Trawden (B6250) and continue for about 1.25 miles turning left immediately after the bridge over Trawden Beck into Keighley Road (leading to Rock Lane). Continue up Keighley Road past Trawden Recreation Ground and turn right onto Wycoller Road (signed Wycoller Country Park). After approximately 350 metres turn right onto the track. Little Thorn Edge Farm is the first property on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

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