



Burnley 8 miles

Hollin Lane Farmhouse

Bury 10 miles

Hollin Lane
Rawtenstall
Rossendale
BB4 8TE

A character stonebuilt farmhouse in a rural setting with access from Burnley Road (A682) onto Hollin Lane. The property is well located for the M65 and M62 motorways and is freehold with vacant possession.

Price £375,000.

Viewing Strictly by appointment through the Selling Agents

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email sawley@rtturner.co.uk

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

The Farmhouse is constructed of stone under a slate roof and originates from the 16th century but is not understood to be listed as of historic note. The house comprises:

Ground Floor Living room with fireplace. Kitchen with AGA solid fuel cooker and stainless steel double drainer sink unit. Entrance hallway.

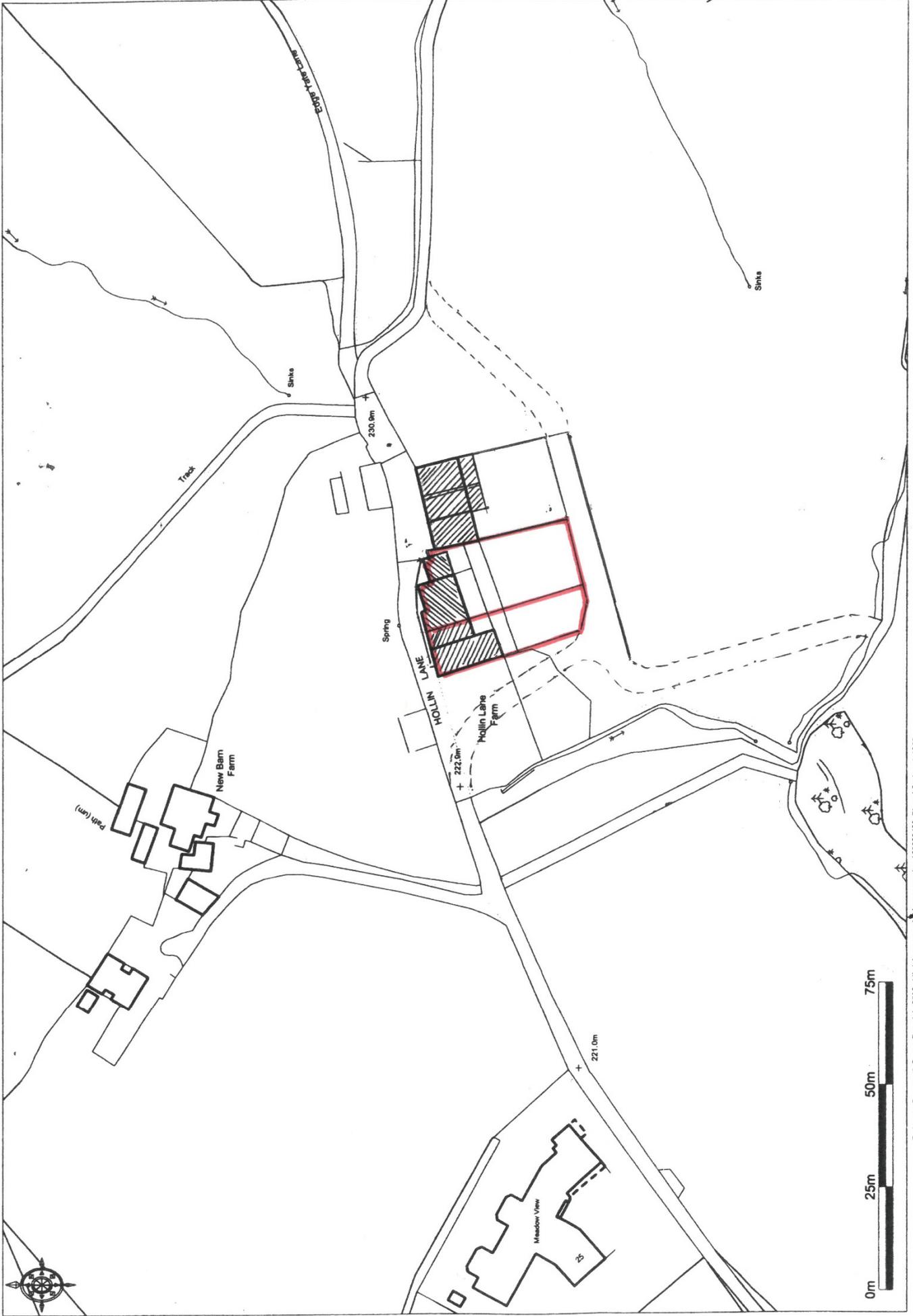
First Floor A corner flight set of stone steps rises to a half landing with entrance to a bathroom with three piece suite and the main landing with entrances to two double bedrooms and a single bedroom.

Adjoining the east gable is a former dairy and store constructed of stone walls under a dual pitch blue slate roof.

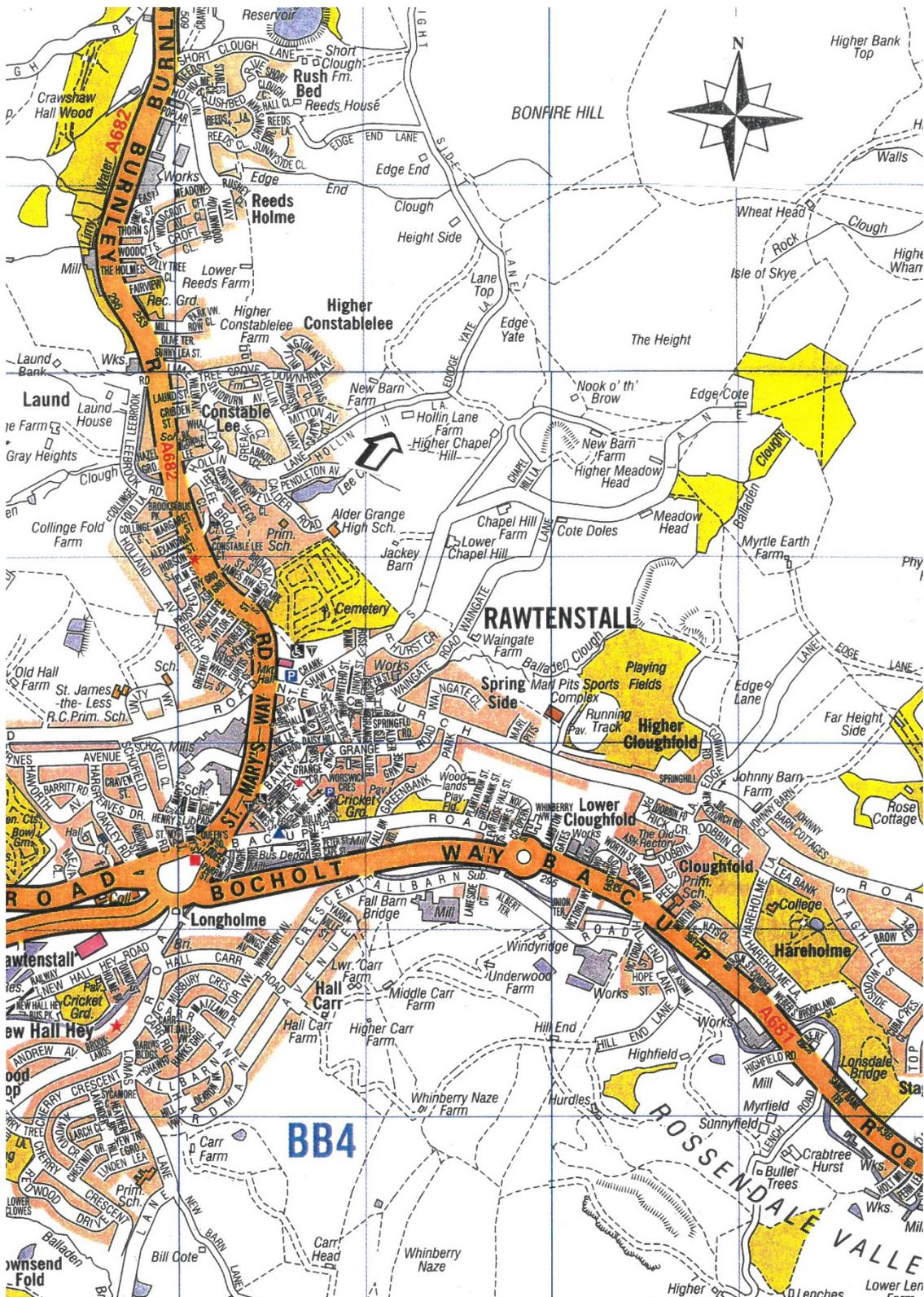
Adjoining the west end is a stable with loft under the same structure with a gable leanto garage and workshop constructed of brick walls under a boarded and felted roof.

Services Mains water and electricity. The property is in need of structural repair and renovation so new sewerage facilities will be necessary.

The Property is shown on the attached plan with a boundary edged red. The stable and loft with leanto garage and workshop can be retained and sold separately if anyone wishes to purchase the farmhouse alone as detailed with a red dividing line.



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