



Crow Trees Farm
Crow Trees Brow
Chatburn
Clitheroe, Lancashire
BB7 4AA
Reduced to
£550,000

An enviable detached stone built 5 bed farmhouse located in the center of this popular Ribble Valley village. Crow Trees Farm is an absolute gem with a whole host of original features desirable to a wide range of buyer types. Set in an elevated position with private driveway, front and rear gardens the property is spread over 3 floors with varying outbuildings and green houses. With so many original features this Grade 2 listed property needs to be viewed to appreciate its size, location, private setting and future potential

Viewing by appointment only ref JT

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Description

Crow Trees Farm is a grade 2 listed property in the heart of the Ribble Valley in this very desirable village of Chatburn. The Property comprises of 5 bedrooms over 3 floors and additional cellar set in its own private detached setting. All rooms boast original features such as stone fireplaces, exposed timber beams, mullioned windows and window seats with ample accommodation for a large family and room for further conversion. Externally the property has large gardens front and rear with its own private driveway, various stone outbuildings, garaging facilities and large greenhouse. With easy access to the village amenities which include a post office and convenience store, butcher, take-away, church, primary school, local transport and road networks this property needs to be viewed to appreciate all of its assets.



Kitchen

5m x 4.2m (16' 5" x 13' 9") Large house kitchen with recessed gas fired Aga to the center, fitted base units, single stainless steel drainer, two storage cupboards, florescent strip light, tile effect lino floor and original bow fronted door to the front garden. Moffat 2030 central heating boiler housed in kitchen base units.



Living Room

5.7m x 5.4m (18' 8" x 17' 9") A large family living room with feature mullioned window seat with oak timber panels the room located to the rear of the property and back door to garden area and cheese room. The living room has a large open solid fuel fireplace with stone surround and hearth. Either side of the fireplace are original recessed arched shelves and to the ceiling are original exposed timber beams. The room has 2 panel radiators, 3 double electric sockets and two center lights to the ceiling.



Dining Room

4.6m x 3.6m (15' 1" x 11' 10") A formal room on the rear of the property with double bay window and window seat to the rear garden area. The dining room has a recessed fireplace with stone flagged hearth and Monrose multi-fuel log burner, fitted timber bookshelves from floor to ceiling. The room has two double electric sockets, panel radiator and center light fitting.



Pantry

3.7m x 1.8m (12' 2" x 5' 11") 1.8m x 3.7m (5' 11" x 12' 2") Concrete floor, window to the side elevation, timber built shelves and florescent strip light.



Utility

3.3m x 3m (10' 10" x 9' 10") Door to the side gable of the property, WC and sink pedestal, tiled floor, single panel radiator, double electric socket and fluorecent strip light to the ceiling.



Hallway/Reception

2.8m x 2.4m (9' 2" x 7' 10") Stairs with return to first floor with landing window to front, telephone point, panel radiator and under stairs cupboard.

Cellar

3.7m x 1.8m (12' 2" x 5' 11") Stone stairs down to cellar under pantry. Flagged floor and original flagged shelves.

First Floor

Master Bedroom

5.5m x 4.6m (18' 1" x 15' 1") A large double size room located at the rear of the property with fitted wardrobes and double breasted window seat and panel radiator underneath. 2 double electric sockets, telephone point and center light fitting.



Bedroom 2

3.3m x 3m (10' 10" x 9' 10") A double size room currently used as office located at the front of the property with single window. With 2 double sockets, telephone point, panel radiator and center light fitting.



Bedroom 3

3.7m x 2.6m (12' 2" x 8' 6") A double room located at the rear of the property with single window. Fitted wardrobes, double socket, panel radiator and center light fitting.



Bedroom 4

4.7m x 2.8m (15' 5" x 9' 2") A double size room located at the rear of the property and single window to the rear. Fitted wardrobes, panel radiator, double socket and center light fitting.



Family Bathroom

4.5m x 2.8m (14' 9" x 9' 2") A large 5 piece suit in avocado. Mains shower cubicle with angle boarded walls. Electric Mira sport shower over bath, heated towel rail and hot water cylinder in airing cupboard.



2nd Floor

Bedroom 5/ Dormitory

6m x 5.8m (19' 8" x 18' 8") Covering over half of the 2nd floor this large dormitory style room is accessed via permanent stairs to a fully original timber floor boarded bedroom. With two low level windows to the rear and exposed timber pelmets. the room has 2 double electric sockets, panel radiator and florescence strip lights. The room provides access to the loft and also the second half of the 2nd floorspace that could be converted with ease.



Storage Room

5.8m x 4.8m (19' 0" x 15' 9") An unconverted area used currently as storage, original floor board and florescent light strip access from bedroom 5.



External

Cheese Room

6m x 2.7m (19' 8" x 8' 10") Located on the gable end of the property with access doors to front and rear garden. A large historic cheese making building and a listed cheese press to the corner. Open to the eaves with original stone wash sink and bricked doorway to the dining room. The building is currently used to house garden tools etc and has the electric circuit board for the house with concrete floor, 3 double electric sockets and electric strip lights installed. A large full length original window is positioned overlooking the rear garden.



3 bay cart house

27' 0" x 12' 0" (8.23m x 3.66m) To the rear of the property boundary accessed via the private driveway is a mono pitch stone built cart house with original stone slate roof and cobble floor. Currently used as storage facility for small machinery or vehicles this is a real feature to Crow Trees Farm and enhances the desirability and usability of the property.



Walled Garden & Stone Kiln

A feature arched stone built kiln, now a seating area at the end of the garden overlooking the property. The large walled garden area is divided into lawned areas immediately behind the rear of the property with mature planted borders. Rising up to a slate path area quartered into approximately 8 raised veg plots and mature fruit trees and shrubs. The front garden is purely lawned area with side access to the rear garden and composting area.



Green House

22' 6" x 6' 0" (6.86m x 1.83m) A large monopitch lean to green house on the rear of the stonebuilt carhouse. A 15 bay house with concrete floor.



Coal House

8' 0" x 6' 0" (2.44m x 1.83m) Stone built with stone slate roof currently providing garden storage.

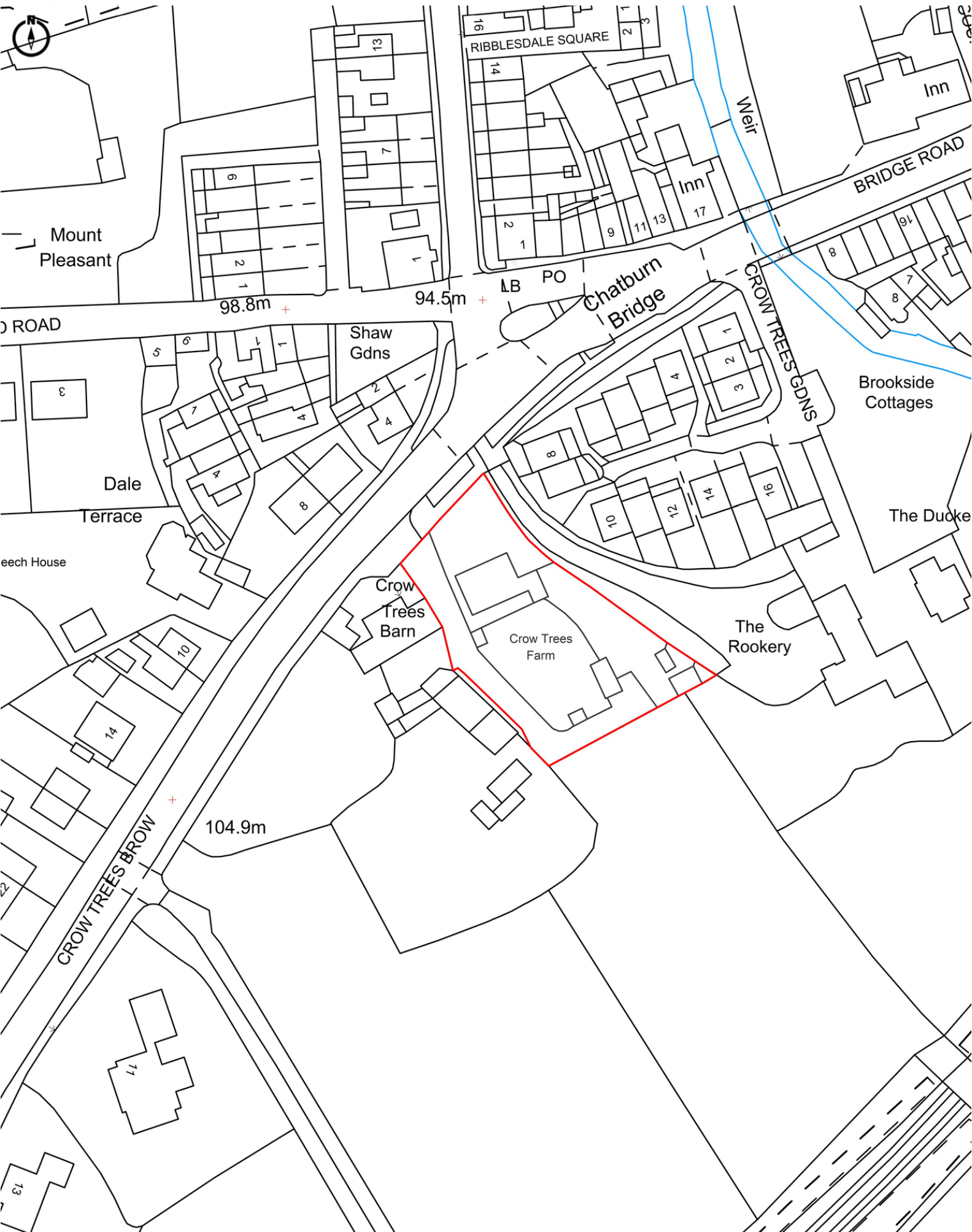


EPC and Floor Plans

Services

Gas fired central heating system
Mains Water
Mains Electric
Mains Sewer
single glazed throughout

Plan of Land





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