



**Wildmans Farm
Longsight Road
Langho
Lancashire
BB6 8AD
Price £1,050,000**

A luxurious and spacious renovated farmhouse in a fantastic location. This 5 bedroom family home boasts quality interior finishes, in excess of 3,400 sq ft of living accommodation over 3 floors, open plan living space, large garden area, car parking and private driveway all in a very convenient Ribble Valley location close to all major transport networks by road and railway. Within catchment areas of plenty of primary and secondary schools with the benefit of local shops, supermarkets, market towns and amenities. A genuine and valuable home of interest to a wide audience of buyer types.

Viewings by appointment only through the selling agents by contacting the Sawley office ref JT.

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

Description

Wildmans Farm is a stone built 5 bedroom attached property with blue slate roof over. Recently renovated, the property was extended to the rear providing a large open plan living and kitchen area. The property has also been extended upwards using the roof space to give a large bedroom, ensuite and wardrobe on the second floor. The interior offers a total of 3,450 sq ft living space of superior quality and comfortable accommodation over 3 floors retaining many original features. Externally the property provides two access points to Longsight Road and also a private driveway to Whitehalgh Lane with ample parking area. To the front of the property is a well maintained lawned and wooded area with a brook running along the lower boundary. To the side and rear are further landscaped and well maintained gardens, mature borders, hedges and lawn areas with the benefit of a tiered patio and seating area with direct access from the rear of the farmhouse kitchen. All window frames are upvc triple glazed with an acoustic film and the property has been maintained and decorated to the highest of standards.

Internally

Access from the front of the property and car parking area via the front door to:

Porch (2.05m x 1.39m)

A large external hardwood door with viewing pane entering into a stone flagged floor, exposed stonework, timber bench seats, windows to either side and a centre light fitting.



Hallway / Reception Room (6.05m x 4.27m)

A large area incorporating the stairwell with a stone flagged floor, bespoke timber built coat hooks and boot storage area, painted timber paneling, spotlights to the ceiling with a cast iron radiator under the window to the front elevation.



Downstairs WC (1.8m x 1.5m)

Accessed off the hallway having a stone flagged floor, glazed tiling to the lower half of the walls, heated towel rail / combined radiator, WC and washbasin.

Living Room (6.05m x 4.83m)

A central room to the house providing a feature exposed stone fireplace with recessed log burner and stone flagged hearth. The room is carpeted with spotlights to the ceiling and wall lights to one side including a set of timber sliding panel doors to section off the kitchen if required. The living room has the benefit of a large cast iron radiator with triple bay window and one full length window to the side. TV points and electrical sockets are available throughout the room.



Office (4.54m x 3.86m)

Located to the front of the house off the living room and currently used as an office, however the room could have alternative uses. A carpeted floor with spotlights to the ceiling, cast iron radiator under the 2 bay window. The room also has external access via a double patio door to the side elevation.



Kitchen / Diner (7.5m x 6.25m)

A large open plan kitchen with single story extension provides a fantastic entertaining, practical and functional area located at the rear of the property with patio door access to the rear garden. The room comprises of bespoke fitted wall and base units with oak timber doors, granite worktops and a tiled splash back. A large painted timber island unit with incorporated breakfast bar of the same construction is centrally located incorporating a Belfast sink and mixer tap. Appliances include a rangemaster double oven with induction hobs. The kitchen has large natural stone flags throughout, spotlights to the ceiling and two velux window lights over the single story extension.



Family Room (6.83m x 4.54m)

Located off the kitchen via double concertina timber doors with an engineered wood laminate flooring, spotlights to the ceiling including velux window over the single story section, patio doors on both the rear and side elevations. The room has ample electric and TV sockets including an upright cast iron radiator.



Utility Room (3.80m x 1.7m)

Located off the kitchen with a stone flagged floor, fitted wall and base units and granite work surface to incorporate a Belfast ceramic sink and mixer tap. The utility is also plumbed for a washing machine and a tumble dryer and houses the pressure system boiler and hot water cylinder.



Pantry (3.07m x 1.83m)

A large kitchen store with shelving from floor to ceiling on every wall. The room has a stone flagged floor with spotlights to the ceiling.

First Floor

Master Bedroom with ensuite (4.56m x 4.14m)

A large double room vaulted to the ceiling with exposed timber beams and window to the front and side elevations. There is a panel radiator and a window and spotlights to the ceiling.



Ensuite (3.51m x 2.63m)

Access directly from the master bedroom a 3 piece suite including stone flagged floor, fully tiled walls, exposed timber beams, skylight, the ensuite has a large cubicle mains powered shower, low level flush WC and pedestal washbasin.

Walk in Wardrobe (3.51m x 1.84m)

A large carpeted wardrobe space fitted with shelves and clothes rails, spotlights to the ceiling and velux roof light.



Bedroom 2 (3.99m x 3.94m)

A double room located to the front of the property with 3 bay window and panel radiator under two centre light fittings and carpeted floor.



Bedroom 3 (5.12m x 4.27m)

A double bedroom to the front of the property with two windows over the front and panel radiator under. The room has a carpeted floor with two centre light fittings.



Guest Bedroom 4 (4.95m x 3.04m)

A double room with an ensuite to the rear of the property. The room has a panel radiator under the window, two centre light fittings and a carpeted floor.

Ensuite (2.05m x 1.9m)

A flagged floor, shower cubicle, basin, WC and heated towel rail.



Family Bathroom (3.31m x 3.04m)

A large traditional style house bathroom with a stone flagged floor, glazed tile wall to half height. The 4 piece suite comprises of a mains shower cubicle and glass surround, bathtub mixer tap and shower hand piece, pedestal wash basin and low level flush WC. Spotlights, window and extractor fan to ceiling.



Second Floor

Access off the landing to the include a bespoke built library / shelving unit under the second floor staircase.

Bedroom 5 (4.65m x 4.23m)

A double room with under eaves storage and large double spread velux window. The room is carpeted and has spotlights to the ceiling.



Ensuite (3.13m x 1.7m)

Stone flagged floor with glazed tile walls to half height, low level flush WC, pedestal washbasin, mains shower and cubicle, heated towel rail incorporating radiator with spotlights to the ceiling.



Walk in Wardrobe (2.97m x 1.85m)

A carpeted room with fixed clothes rails and spotlights to the ceiling.

Externally

A large garden area to the front and rear of the property provides a decorative gravelled area for ample car parking space. Access is via two points either directly on to Longsight Road via electrically operated gate with tarmac approach or Whitehalgh Lane. To the rear the garden forms two levels, to the top a flat lawned area bordered by mature hedging and to the lower a large patio area laid with Indian stone flags to incorporate a semi enclosed seating area or BBQ area. Services and exterior lighting are plumbed in and mains water and electricity are found at various points. There is also an enclosed yard area for outside storage and sheds adjoining the patio area.





Services – Mains water, mains gas, mains electricity and sewage treatment plant. Broadband internet.

Local Authority – Ribble Valley Borough Council

Tenure – The property is sold freehold with vacant possession.

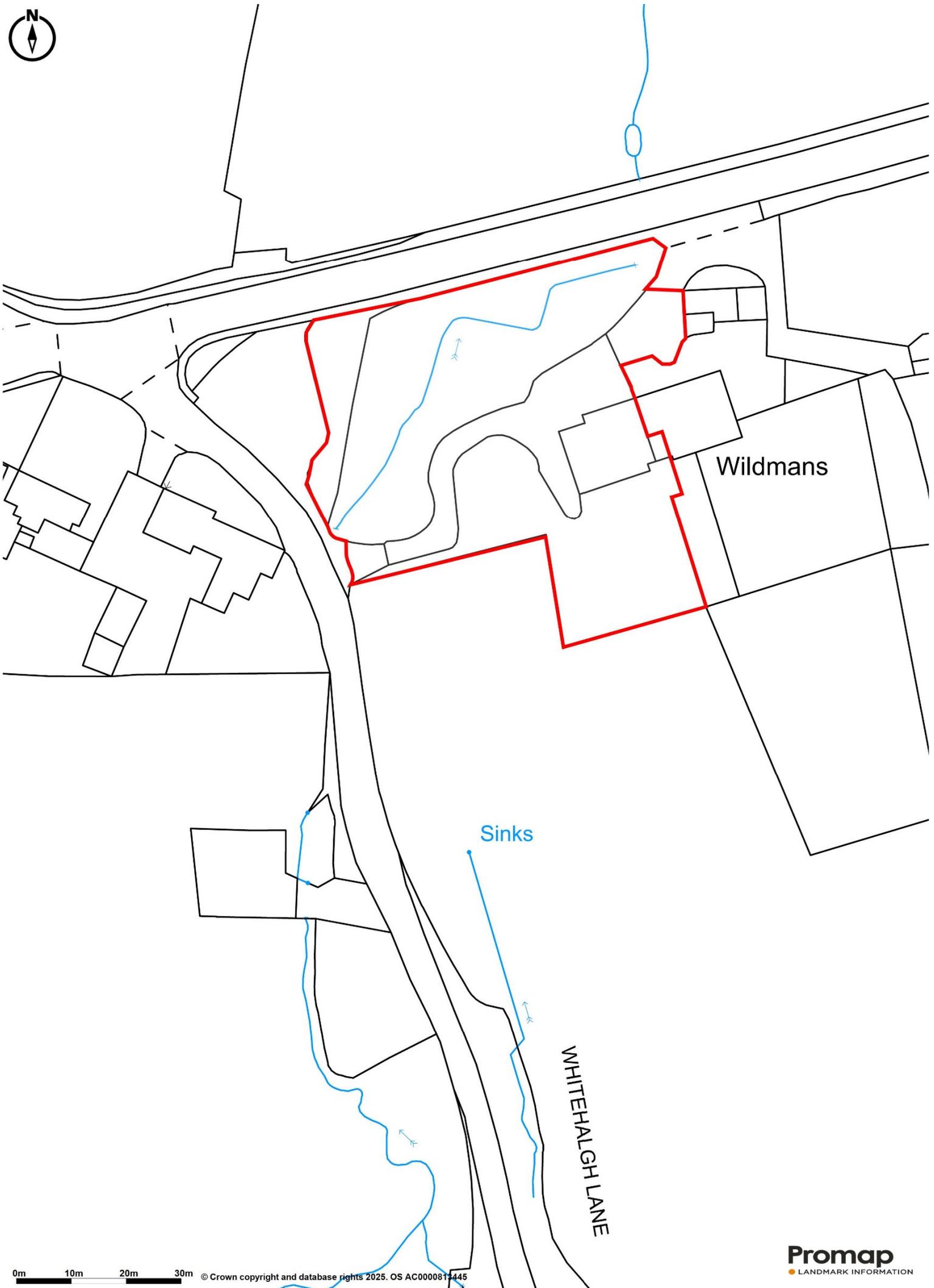
Council Tax Band – E

EPC Band – C

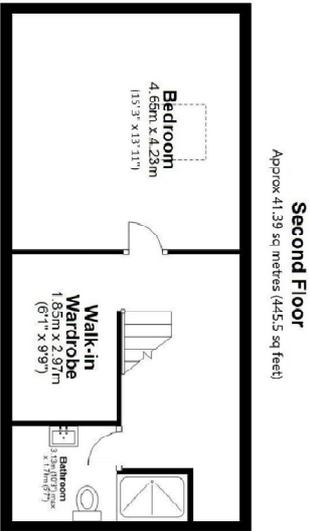
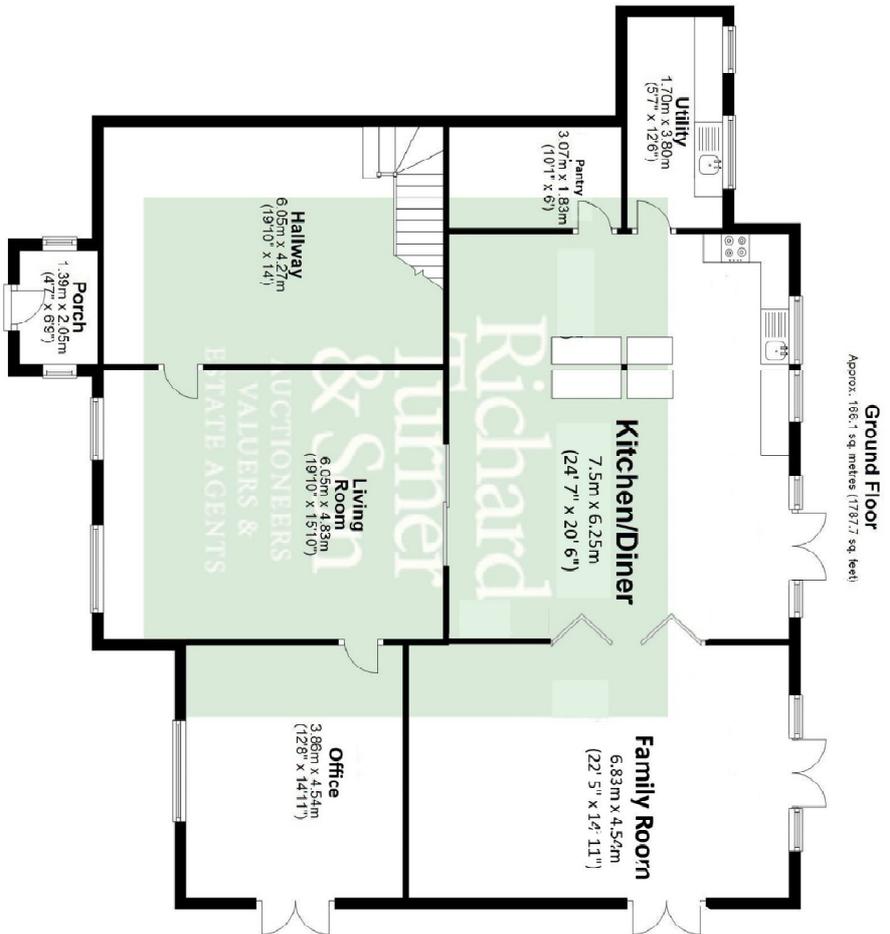
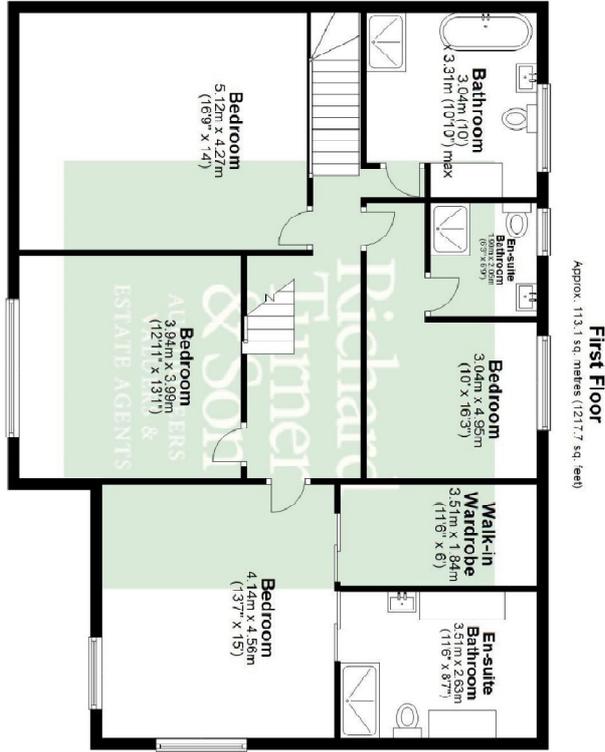
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search

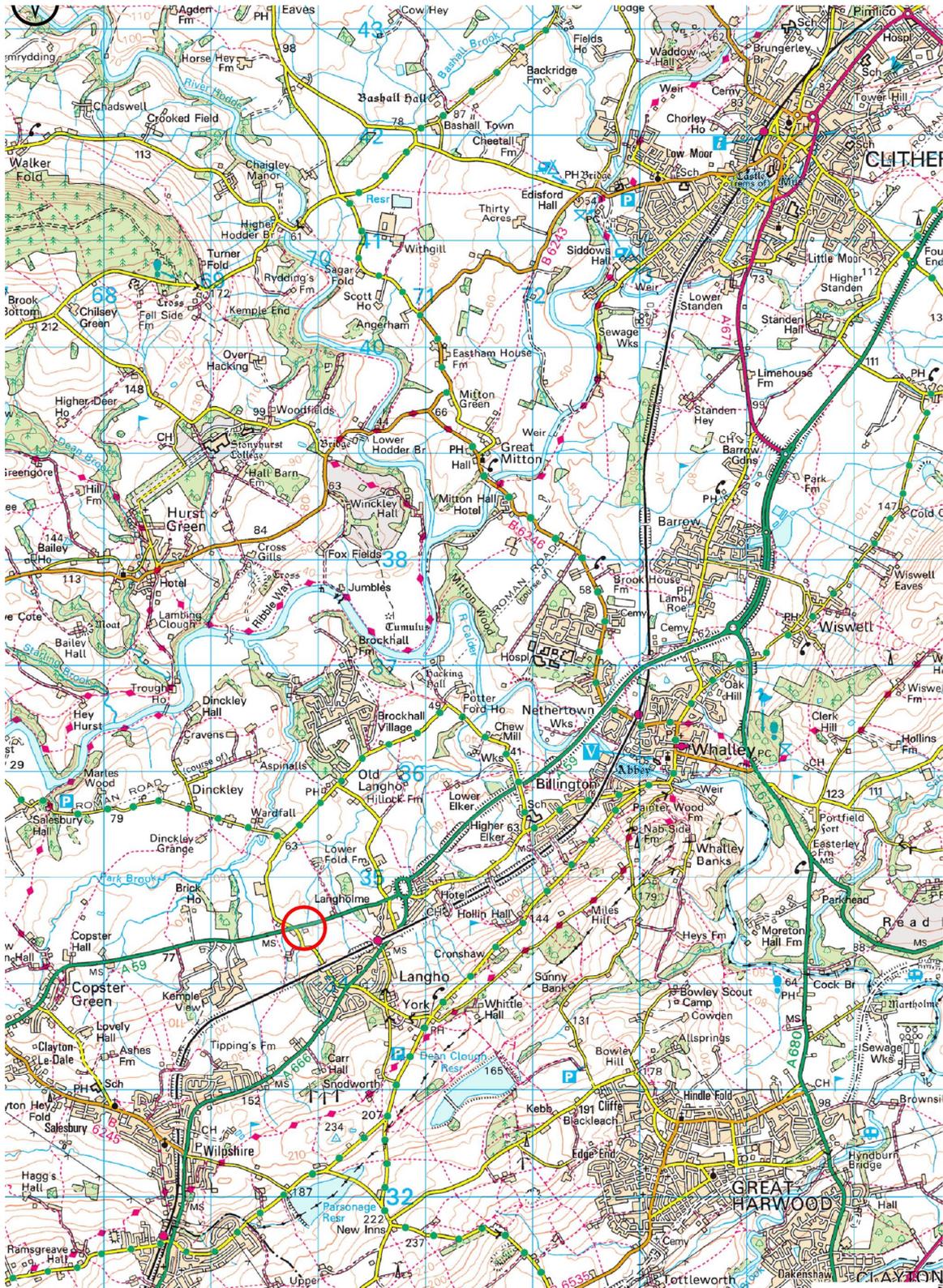




Floor Plan



Total area: approx. 320.59 sq. metres (3450 sq. feet)
For illustration purposes only, not to scale.
Plan produced using PlanIt3D
Wildmans Farm, Longsight



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