



Bulls Head Farm

Cliviger

Offers in the Region of: £350,000



**Pendle Hill
Properties**



*Bulls Head Farm, Red Lees Road
£350,000 Offers in the
Region of*

An exciting opportunity to purchase this stunning 17th century converted farmhouse with an extensive plot and stunning views to the rear briefly comprising a lounge, kitchen, dining room, shower room, two double bedrooms, bathroom, rear storeroom with conservatory, a large garden and multi-vehicle driveway.



LOUNGE

A spacious lounge boasting an attractive central feature fireplace with wooden mantel briefly comprises carpeted flooring, radiator, wall light points, exposed wooden beams, bay style window with seating, and two further windows to the front and rear.

KITCHEN / BREAKFAST ROOM

A fitted kitchen with a range of base and wall mounted units with laminate worktops briefly comprises a feature freestanding Rayburn Ranger AGA, ceramic sink with chrome mixer tap, tiled splashback, space for a fridge, freezer, and washing machine/dryer, ceiling light point, carpeted flooring, two windows, and a door to the rear.

DINING ROOM

The second reception room briefly comprising a central fireplace with wooden beam mantel, carpeted flooring, radiator, wall light points, feature wood panelled wall, exposed wooden beams, and two windows to the side and rear of the property.

SHOWER ROOM

Located on the ground floor briefly comprising a walk-in shower cubicle, storage basin sink, low-level wc, wood panelled wall, carpeted flooring, ceiling light point, and two frosted windows.

BEDROOM ONE

A spacious double bedroom located on the first floor with two double-windows overlooking the front and rear of the property briefly comprises carpeted flooring, exposed wooden beams, radiator, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a window overlooking the front of the property briefly comprises carpeted flooring, radiator, exposed wooden beams, and ceiling light point.

BATHROOM

A unique family bathroom briefly comprising a bath with rainfall shower attachment, low-level wc, pedestal sink, radiator, ceiling light point, exposed wooden beams, brick feature wall, and a frosted window.

EXTERNAL

The rear of the property boasts a large external storeroom with a stunning conservatory. Also boasting a gravel filled patio, an sandstone patio, a lawn filled garden with extensive mature shrubs and plants, a calming stream with a wooden bridge, a slabbed pathway, and stunning views to the rear.

The front and side of the property provides a large driveway for multi-vehicle parking, attractive front garden, and a wooden storage shed.

ADDITIONAL INFORMATION

Tenure = Freehold

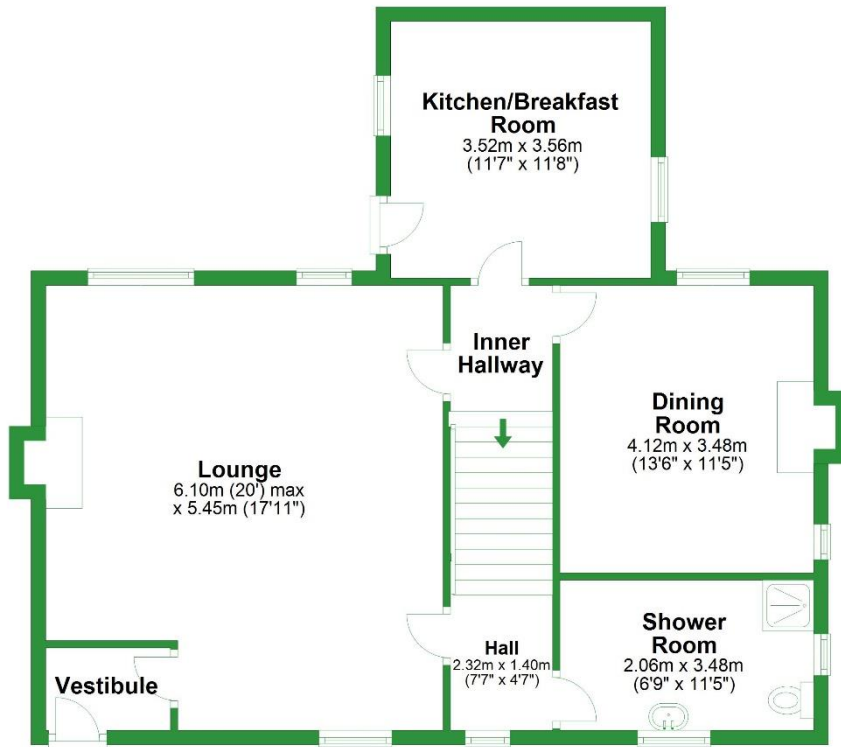
Council Tax Band = E

Grade 2 Listed



Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)

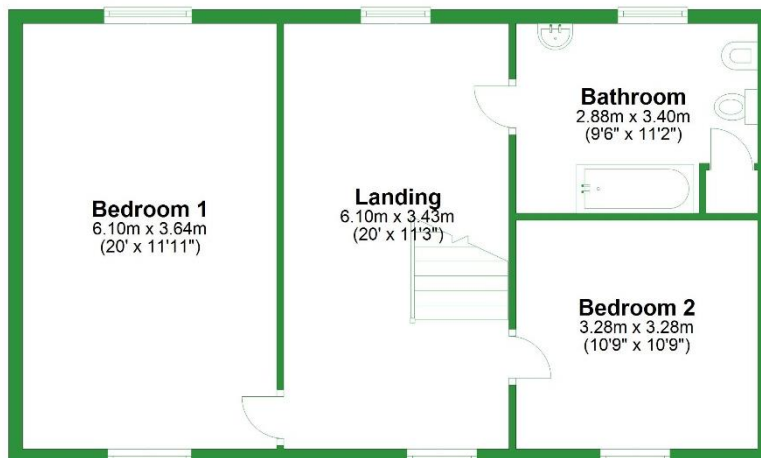


Total area: approx. 141.3 sq. metres (1521.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill
Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk