



*Green Top, New Laund Farm, Greenhead Lane,  
Fence*

*Offers in the Region of: £525,000*



**Pendle Hill  
Properties**



*Green Top, New Laund Farm,  
Greenhead Lane, Fence  
£525,000 Offers in the Region of*

A beautiful four bedroom semi-detached farmhouse with stunning wrap-around countryside views briefly comprises a lounge, kitchen, utility room with WC, four bedrooms, family bathroom, double garage with workshop and an additional two acres of land.



## LOUNGE

A spacious family living space with feature cast iron multi fuel stove with stone surround briefly comprises laminate flooring, wall lights and UPVC double glazed doors opening onto a decked patio boasting stunning views across the countryside.

## KITCHEN

A traditional farmhouse kitchen with exposed wooden beams, comprises an electric range cooker with five five-ring induction hob and warming plate, base units with laminate worktops, a stainless steel sink with mixer tap and drainer, ceiling spotlights, integrated storage and a large double-glazed window looking onto the gardens at the rear.

## UTILITY ROOM / WC

A utility room briefly comprises base units with laminate worktops, space for washing machine, double glazed window, a radiator, laminate flooring and ceiling light point.

A downstairs WC briefly comprises a low-level WC, pedestal sink, towel warmer, frosted window and laminate flooring.

## BEDROOM ONE

Located on the first floor, a large double bedroom with original stone and wood beam features briefly comprises carpeted flooring, ceiling light point, sink area, radiator and a double-glazed window to the side aspect.

## BEDROOM TWO

A spacious double bedroom with stunning views, boasts original wooden beam and stone features, carpeted flooring, wall and ceiling light points, radiator and double-glazed windows.

## BATHROOM

A four-piece family bathroom with character features briefly comprises a bath, separate walk-in shower, low level WC, pedestal sink, integrated storage, towel warmer, carpeted flooring, ceiling light point and a frosted window to the front.

## BEDROOM THREE

Currently utilized as a reception/dining room, located on the first floor is a third double bedroom with a feature fireplace briefly comprises wooden beams, Velux window, carpeted flooring, ceiling light point, radiator and double-glazed window with stunning views to the rear.

## BEDROOM FOUR

A fourth bedroom with original features throughout briefly comprises carpeted flooring, ceiling light point, double-glazed window to the side of the property, and a radiator.

## EXTERNAL

The property is surrounded by stunning, wraparound views over rural Burnley. Included with the property is two acres of land, perfect for equestrian use. A double detached garage with workshop is nestled away in the corner of the property. There is a decked seating area overlooking the gardens and land, with a stone-built feature pond. The property boasts ample parking and a shared driveway leading up to the property.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = F

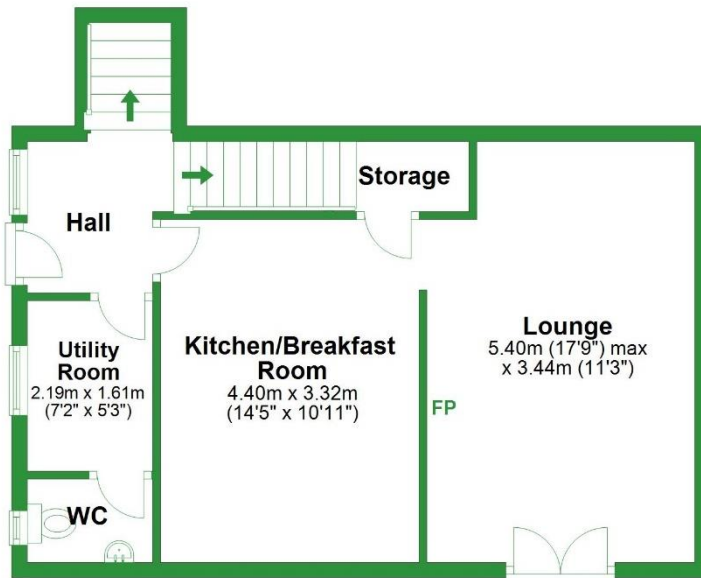
Septic tank

There is no mains gas to the property.



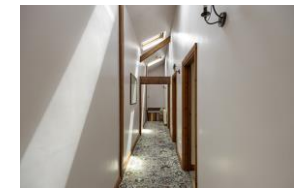
## Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



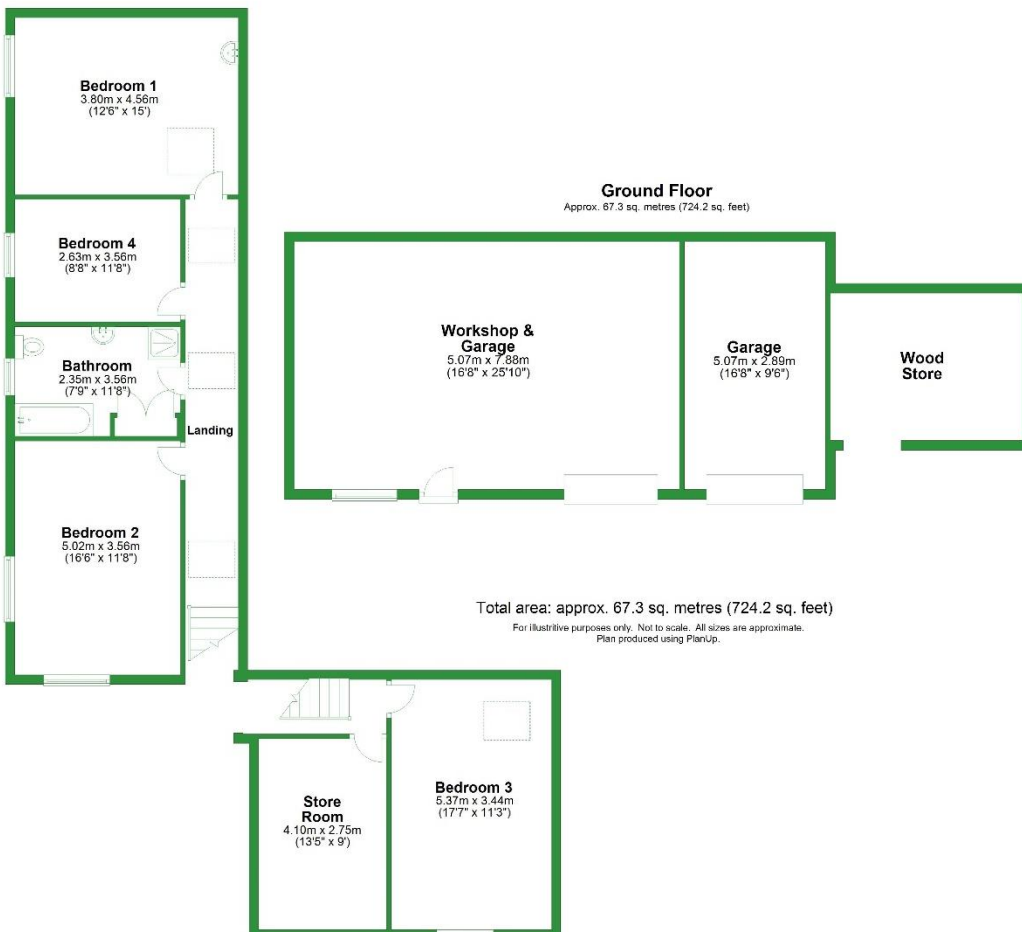
Total area: approx. 148.8 sq. metres (1601.5 sq. feet)

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



## First Floor

Approx. 100.9 sq. metres (1086.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

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



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).



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