Rose Hill Farm, Pygons Hill Lane, Lydiate, L31 4JF
Guide price £1,300,000
A converted coach house redeveloped by the current owners to provide a stunning and contemporary four bedroom residence set in formal gardens, paddocks and grazing land. Rose Hill Farm is rurally located yet within easy access of motorway networks. An added benefit is the detached stable block which has full planning permission for a detached five bedroom dwelling.

**SPECIAL NOTES:**
Underfloor heating throughout
Flooring to ground floor is tiled and to first floor solid oak
All wall and floor tiles are Porcelanosa
Miele integrated appliances
Kitchen work surfaces are silestone with Corian breakfast bar extension
All wood fittings and doors are solid oak
Sonos sound system with Bose speakers including cinema surround

**ACCOMMODATION COMPRIS:**
Entrance via solid oak door with glazed inset to:

**ENTRANCE HALL**
Curved wall and tiled floor with skirting lighting

**LOUNGE**

**DINING KITCHEN**
Bi-folding doors to gravelled barbecue/seating area. Fitted with a range of walnut and cream gloss units with integrated Miele appliances to include fridge freezer, two ovens, plate warmer and microwave. Central island having inset one and half bowl stainless steel sink unit with mixer tap and Quooker instant hot water tap with extension providing breakfast bar facility. Base unit incorporating four ring induction hob. Two Kings Truss beams and pitched roof with rooflights. Tiled flooring.

**UTILITY ROOM**
Fitted with wall mounted storage cupboards and tall larder unit. Work surface with facility for automatic washing machine and space for tumble dryer below.

**INNER HALLWAY**
Exit door to rear with double glazed side panel. Stairs to first floor accommodation with understairs storage space.

**CLOAKROOM**
Double glazed window to rear. Fitted with a two piece suite comprising contemporary style wash hand basin set on vanity with drawer beneath. Concealed cistern w.c. Tiled to one wall with inset illuminated mirror. Tiled floor.

Solid oak staircase with oak handrail and glass panels to:

**FIRST FLOOR ACCOMMODATION:**

**LANDING**
Two double glazed windows to rear. Built in airing cupboard with shelving and housing the Worcester gas combi boiler and hot water cylinder. Oak flooring.

**MASTER BEDROOM**
Two double glazed windows to front. Inset ceiling spotlights.

**EN-SUITE SHOWER ROOM**
Double glazed window to rear. Wet room style shower area with drencher head and separate hand held shower head, wash hand basin set on vanity with drawers beneath, low level w.c. Vent-Axia extractor fan. Inset ceiling spotlights. Fully tiled walls and floor. Heated towel rail.

**BEDROOM 2/GUEST ROOM**
Two double glazed windows to front. Built in mirror fronted sliding door wardrobe to one wall. Wired for wall mounted T.V. Inset ceiling spotlights.

**EN-SUITE SHOWER ROOM**
Fitted with a three piece suite comprising shower cubicle with Aqualisa Quartz power shower, wash hand basin set on vanity unit with drawers and storage beneath, low level w.c. Fully tiled walls. Inset ceiling spotlights. Fully tiled walls and floor. Heated towel rail.

**BEDROOM 3**
Two double glazed windows to front. Wired for wall mounted T.V. Inset ceiling spotlights.

**BEDROOM 4**
Double glazed window to front. Wired for wall mounted T.V. Inset ceiling spotlights.

**BATHROOM**
Two Velux windows. Fitted with a four piece suit comprising tiled panelled bath with fountain style mixer tap, wet room style curved tiled shower area with glazed side screens, drencher head and separate hand held shower head, wash hand basin set on vanity with drawers and storage...
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