

pearson ferrier®

HOLCOMBE HEY FOLD FARM HAWKSHAW LANE

Hawkshaw, BL8 4LD

Offers Over £400,000

HAWKSHAW LANE

Property at a glance

- detached period farmhouse
- requires complete renovation
- three bedrooms
- stunning rural setting
- close to open countryside
- no onward chain

Holcombe Hey Fold Farm, Hawkshaw Lane, Hawkshaw is a substantial stone built, three bedroom, period detached farmhouse, offered for sale with no onward chain, set in large gardens, in this idyllic rural location on the foothills of extensive countryside on nearby Holcombe Moor and enjoying southerly views over vast swathes of the surrounding countryside. Local amenities include a highly regarded primary school St. Mary's Church of England, Hawkshaw Tennis Club and two popular local pubs The Wagon & Horses and The Red Lion offering a warm welcome and excellent food and drink. This is an exceptionally rare opportunity to acquire such a property which is need of a complete restoration. The house is NOT habitable, the only service connected being mains electricity. The accommodation briefly comprises; entrance porch with wc, living room, dining room, kitchen, store and pantry with access to a vaulted cellar, utility, first floor, three bedrooms and bathroom. Outside there are gardens to the rear with right of way running along the side of the property with outbuildings again in a state of disrepair, the red line boundary plan shows an approximate site layout.
Freehold Property/Council Tax Band C/The property is not listed





















Floor -1



Floor 0

Approximate total area(1)

127.6 m²



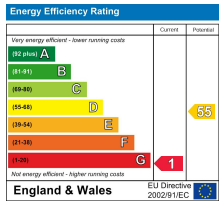


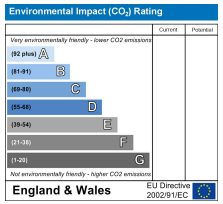
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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