



**Farrow & Farrow**  
 ESTATE & LETTING AGENTS



- Robin Cross Farm, Long Causeway, Cliviger, Burnley
- 4 Bedroom Detached Farmhouse, STUNNING SETTING
- 2 Stables & Tack Room, 2x 3/4 Acre Paddocks
- Incredible Views Overlooking Pendle Hill
- Conservatory, 3 Further Receptions, Downstairs Bathroom
- 4 Double Bedrooms & Generous Family Bathroom
- Well-Made Lane Access From Main Road
- Superb Location Not To Be Underestimated
- No Passing Traffic - End Of Lane Position
- VIEWING ESSENTIAL - By Appointment Only

**Robin Cross Farm, Long Causeway, Burnley, BB10 4RP**

**£775,000**


Offers In The Region Of



# Robin Cross Farm, Long Causeway, Burnley, BB10 4RP

**\*\*\* NEW \*\*\*** - 4 Bedroom, Detached Farmhouse with Equestrian Facilities and **INCREDIBLE POSITION & VIEWS** - Conservatory With Outstanding Outlook, 2x Stables & Tack Room, 2x 3/4 Acre Paddocks, Detached Double Garage \* Driveway Parking, Well-Made Access From Main Road, End Of Lane Setting Avoiding Passing Traffic - Simply Fabulous - **VIEWING ESSENTIAL** - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Robin Cross Farm, Off Long Causeway, Cliviger, Burnley is a 4 bedroom detached farmhouse with equestrian facilities, set in the most idyllic position. Combining outstanding surroundings and rural views across Burnley on to Pendle Hill, the property also has unusually good access via a well-made lane from the main road and being at the end of the lane, the potential for passing traffic is very limited. The property benefits further from excellent equestrian facets, which include 2x Stables with Tack Room and 2x Paddocks each of around 3/4 Acre.

With good size accommodation which includes a downstairs Utility and Bathroom, the property has comprehensive living space and offers a unique blend of its wonderful location, excellent living space and great amenities too - for these reasons, **VIEWING HERE IS MOST HIGHLY RECOMMENDED** - Available By Appointment Only.

Internally, this property briefly comprises: Entrance Porch, 2nd Lounge, Lounge, Dining Room, Conservatory, Dining Kitchen, Inner Hall off to Utility Room, Downstairs Bathroom and Store. Off the first floor Landing are Bedroom 2 and the Family Bathroom, then off the Further Landing are Bedrooms 1, 3 & 4. Externally, at one end of the property are 2x External Stores then to the other, detached from the property are 2x Stables with Tack Room, 2 Paddocks each of approximately 3/4 of an acre, while the Double Garage and Driveway Parking complete the picture here.

Situated off Long Causeway, Robin Cross Farm is tucked away at the end of a lane serving just itself and one other property. Still positioned conveniently, via a well-made lane and within easy reach of amenities both nearby and within a few minutes in surrounding towns, the property enjoys a wonderful position on the edge of open countryside which has truly epic views out and on to Pendle Hill in the distance.

- Porch 5'2" x 8'5"**
- 2nd Lounge 19'8" x 14'1"**
- Lounge 19'8" x 21'7"**
- Dining Room 18'10" x 13'2"**
- Conservatory 7'7" x 13'1"**
- Kitchen/Dining Room 18'8" x 11'0"**
- Inner Hall**
- Shower Room 10'5" x 11'6"**
- Store**
- Utility 7'5" x 9'3"**
- Landing**
- Further Landing**
- Bedroom 1 17'7" x 14'10"**
- Bedroom 2 13'1" x 13'9"**
- Bedroom 3 11'1" x 12'1"**
- Bedroom 4 11'2" x 9'3"**
- Bathroom 18'7" x 13'10"**
- External Store 1**
- External Store 2**
- Double Garage**
- Stables**
- Driveway & Parking**
- 2 x Paddocks**
- Rear Gardens**
- Agents Notes**
- Disclaimer**

