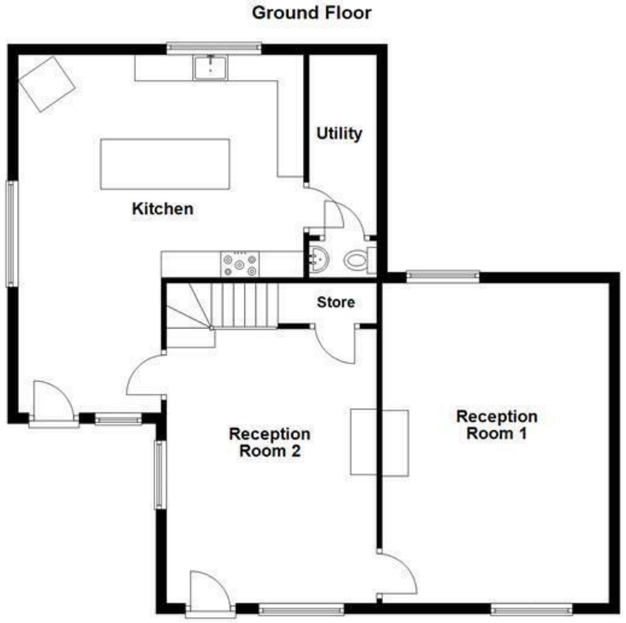
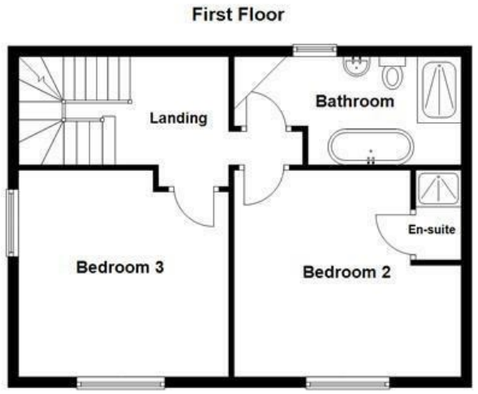
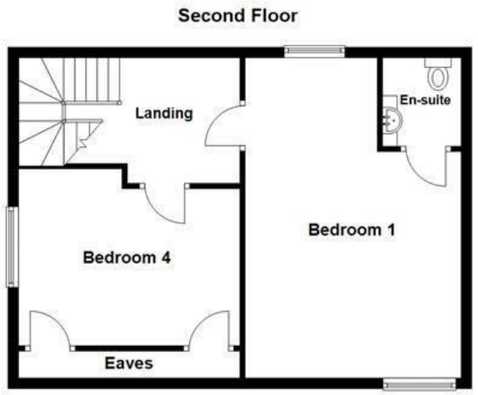
Keenans















Stang Top Road, Roughlee, BB9 6PA

Offers Over £620,000

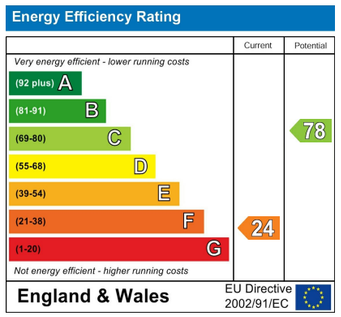
A SUPERB EQUESTRIAN PROPERTY IN A GORGEOUS LOCATION

Nestled in the picturesque rolling countryside of Roughlee, this charming semi-detached farmhouse on Stang Top Road offers a unique opportunity for those seeking a tranquil lifestyle. With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families or those who desire extra space. The property boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved ones.

Set within approximately 3.5 acres of beautifully maintained grounds, this residence also includes an additional rented field of around 3 acres, with the landlord open to continuing the lease. This expansive outdoor space is perfect for equestrian enthusiasts, featuring four 12x12 stables and a sand school, making it an ideal setting for horse lovers.

The aesthetic of the farmhouse exudes a delightful country chic charm, providing a warm and welcoming atmosphere throughout. The stunning views from the property enhance the serene environment, allowing you to fully appreciate the beauty of rural living.

Conveniently located, this home is just a short drive from the vibrant towns of Barrowford, Burnley, and Clitheroe, offering a perfect balance of countryside tranquillity and accessibility to



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Stang Top Road, Roughlee, BB9 6PA

Offers Over £620,000

4 2 2 F

- Impressive Equestrian Property
- Three Bathrooms
- Ample Off Road Parking
- EPC Rating F
- Approximately 3.5 Acres of Land
- Bursting with Character
- Tenure Freehold
- Four Bedrooms
- Breath-Taking Surroundings
- Council Tax Band F

Ground Floor

Reception Room Two

19'4 x 13'2 (5.89m x 4.01m)

Hardwood double glazed front door, two UPVC double glazed stone mullioned windows, two central heating radiators, exposed beams, spotlights, stone feature fireplace, flag stone flooring, doors leading to understairs storage, reception room one, kitchen and stairs to first floor.

Reception Room One

20'1 x 14'3 (6.12m x 4.34m)

UPVC double glazed stone mullioned window, UPVC double glazed window, two central heating radiators, exposed beams, cast iron multifuel burner with stone surround, two feature wall lights and wood effect laminate flooring.

Kitchen

22'5 x 17'11 (6.83m x 5.46m)

UPVC double glazed window, two UPVC double glazed stone mullioned window, three Velux windows, two central heating radiators, range of panelled wall and based units with granite work surfaces, central island and breakfast bar with hardwood work surface, range cooker with four ring induction hob and warming plate, extractor hood, tiled splashback, ceramic Belfast sink with mixer tap, integrated American-style fridge freezer, exposed beams, spotlights, extractor fan, stone flag flooring, cast iron log burning stove and door to utility.

Utility

11'4 x 4'3 (3.45m x 1.30m)

Central heating radiator, plumbing for washing machine, space for dryer, spotlights, tiled flooring and door to WC.

WC

4'3 x 2'4 (1.30m x 0.71m)

Central heating radiator, dual flush WC and pedestal wash basin with mixer tap.

First Floor

Landing

Smoke detector, doors leading to two bedrooms, family bathroom and stairs to second floor.

Bedroom Two

14'0 x 12'11 (4.27m x 3.94m)

UPVC double glazed stone mullioned window, central heating radiator, exposed beam, wood effect flooring and door to en suite.

Bedroom Three

14'1 x 13'1 (4.29m x 3.99m)

Two UPVC double glazed stone mullioned window, central heating radiator, exposed beam and wood panelled elevations.

Bathroom

13'11 x 7'5 (4.24m x 2.26m)

UPVC double glazed window, central heated towel rail, dual flush WC, wall mounted wash basin with traditional taps, freestanding rolltop double oval bath with mixer tap, walk-in direct feed shower, spotlights, exposed beams, tiled elevations and tiled flooring.

Second Floor

Landing

Exposed beam, doors leading to bedroom one and bedroom four.

Bedroom One

20'2 x 13'7 (6.15m x 4.14m)

Two UPVC double glazed stone mullioned windows, two central heating radiators, vaulted ceiling, exposed beams, spotlights and door to en suite.

En Suite

5'7 x 4'11 (1.70m x 1.50m)

Central heating radiator, low basin WC, vanity top wash basin with mixer tap, exposed beam, feature wall light and wood effect flooring.

Bedroom Four

13'2 x 12'1 (4.01m x 3.68m)

UPVC double glazed stone mullioned window, central heating radiator, spotlights, exposed beam, wood effect flooring and under eaves storage.

External

Laid to lawn harden, off road parking, four stables, tack room, acres into paddocks and shared sand school.

















Tel: 01282469023

www.keenans-estateagents.co.uk