

# KEENANS

Sales & Lettings



**Laund Lane, Haslingden, BB4 5UB**  
**Offers Over £895,000**

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# Laund Lane, Haslingden, BB4 5UB

## Offers Over £895,000



### Ground Floor

#### Entrance Porch

Solid wood panelled front entrance door, original stone shelving, centre light point, tiled flooring and a stable door to the kitchen.

#### Kitchen

18'0" x 13'9" (5.49 x 4.19)

Solid antique pine craftsman made wall and base units with granite effect surfaces and complementary tiled splashbacks, complementary island bar, composite one and a half bowl sink with drainer and mixer tap, inset multi fuel cast iron burning stove, electric oven with a four induction ring hob and extractor hood, glass fronted display units with leading, central heating radiator, original exposed beams to the ceiling, three ceiling light point, continued tiled flooring, three hardwood mullion windows, stairs to the first floor and craftsman made solid oak door to the utility and dining room.

#### Utility Room

10'6" x 6'4" (3.20 x 1.93)

Hardwood double glazed mullion window, wood panelled wall and base units, inset Belfast sink, plumbing for washing machine, continued tiled flooring, part tiled elevations and a solid oak door to the WC and back porch.

#### WC

Hardwood double glazed mullion window, Eco flush WC unit, wall elevated wash basin, continued tiled flooring, centre light point and a central heating radiator.

#### Porch

UPVC double glazed window and door to the rear with a sloped polycarbonate roof and original stone flooring,

#### Reception Room One

16'2" x 13'2" (4.93 x 4.01)

Two hardwood double glazed mullion windows with stone sills, original stone flooring, exposed stone chimney breast with an open flue fire, centre light point, central heating radiator, alcove antique pine fitted storage shelving with display fronts, fitted under stair storage and a solid oak door to reception room one.

#### Reception Room Two

24'9" x 10'7" (7.54 x 3.23)

Hardwood double glazed mullion window and French door to the

conservatory, oak wood flooring, exposed oak beams to the ceiling, five feature wall lights, central heating radiator, original stone built chimney breast with an electric fire, exposed original stone elevations, television point and a solid oak door to the barn entrance hallway.

#### Conservatory

13'9" x 12'7" (4.19 x 3.84)

UPVC double glazed surround with a sloped polycarbonate roof and French doors to the rear, tiled flooring and a television point.

#### Barn Entrance Hallway

19'4" x 9'0" (5.89 x 2.74)

Indian Stone Flooring. Oak staircase to the first floor, Victorian style central heating radiator, double height ceiling, spotlights, smoke alarm, doors leading to WC and ground floor bedroom.

#### WC

6'2" x 3'4" (1.88 x 1.02)

UPVC double glazed window, twin flush WC, high gloss vanity elevated wash basin, central heating radiator, Indian Stone flooring.

#### Ground Floor Bedroom

17'2" x 16'7" (5.23 x 5.05)

UPVC double glazed window, spotlights, side lights, Victorian style central heating radiator, fitted wardrobes and storage, door leading to an en suite.

#### En Suite

10'2" x 4'2" (3.10 x 1.27)

UPVC double glazed frosted window. Twin flush WC, vanity elevated wash basin, double shower enclosure with direct feed rainfall shower head. Chrome heated towel rail, tiled flooring, spotlights.

#### Barn First Floor Lounge

27'10" x 17'0" (8.48 x 5.18)

Three UPVC double glazed windows, oak flooring, exposed restored beams, TV point, Velux windows, three Victorian style radiators, door leading to the main first floor hallway.

#### First Floor Landing

Hardwood double glazed mullion window, central heating radiator, three feature wall lights, spotlights to the ceiling and solid oak doors to two bedrooms and the bathroom.

### Bedroom One

15'6" x 11'5" (4.72 x 3.48)

Three hardwood double glazed mullion windows, central heating radiators, fitted hand crafted wall to wall wardrobes and a centre light point.

### Bedroom Two

11'9" x 12'3" (3.58 x 3.73)

Three hardwood double glazed mullion windows, central heating radiator, centre light point, feature original cast iron fire surround and stairs to the second floor.

### Bedroom Three

12'2" x 10'8" (3.71 x 3.25)

Velux skylight window, central heating radiator and handmade antique pine wall to wall storage.

### Bedroom Four

11'3" x 8'8" (3.43 x 2.64)

Hardwood double glazed mullion window, central heating radiator and handmade wall to wall storage.

### Bathroom

13'4" x 6'3" (4.06 x 1.91)

Four piece white suite comprising; tiled panelled roll top bath with a chrome hand held shower mixer tap, double walk in shower enclosure with an electric feed shower, low base WC unit and pedestal wash basin, fully tiled elevations and flooring, Victorian

styled central heating radiator, centre light point, vanity mirror and hardwood double glazed mullion window.

### Second Floor

#### Attic Room

Centre light point, spotlights to the ceiling, eaves storage and exposed beams.

#### External

16 Acres of fenced grazing land, four stables plus tack room, a variety of outbuildings one of which is a portal framed building(30' x 5') and has solid barn door access and is split into two sections.

The property is gated and private with a tree lined driveway, has two front yards perfect for horse waggons, separate detached building with three bays, two of which are open fronted.

#### Agents Notes

Bore Hole

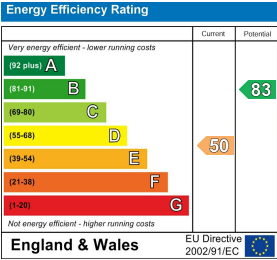
LPG gas central heating system \*new\*

100ml double glazed, insulated units in the barn.

Fully sandblasted externally

New gutters and soffits





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