





Hilton &  
Horsfall

BB8 8PY

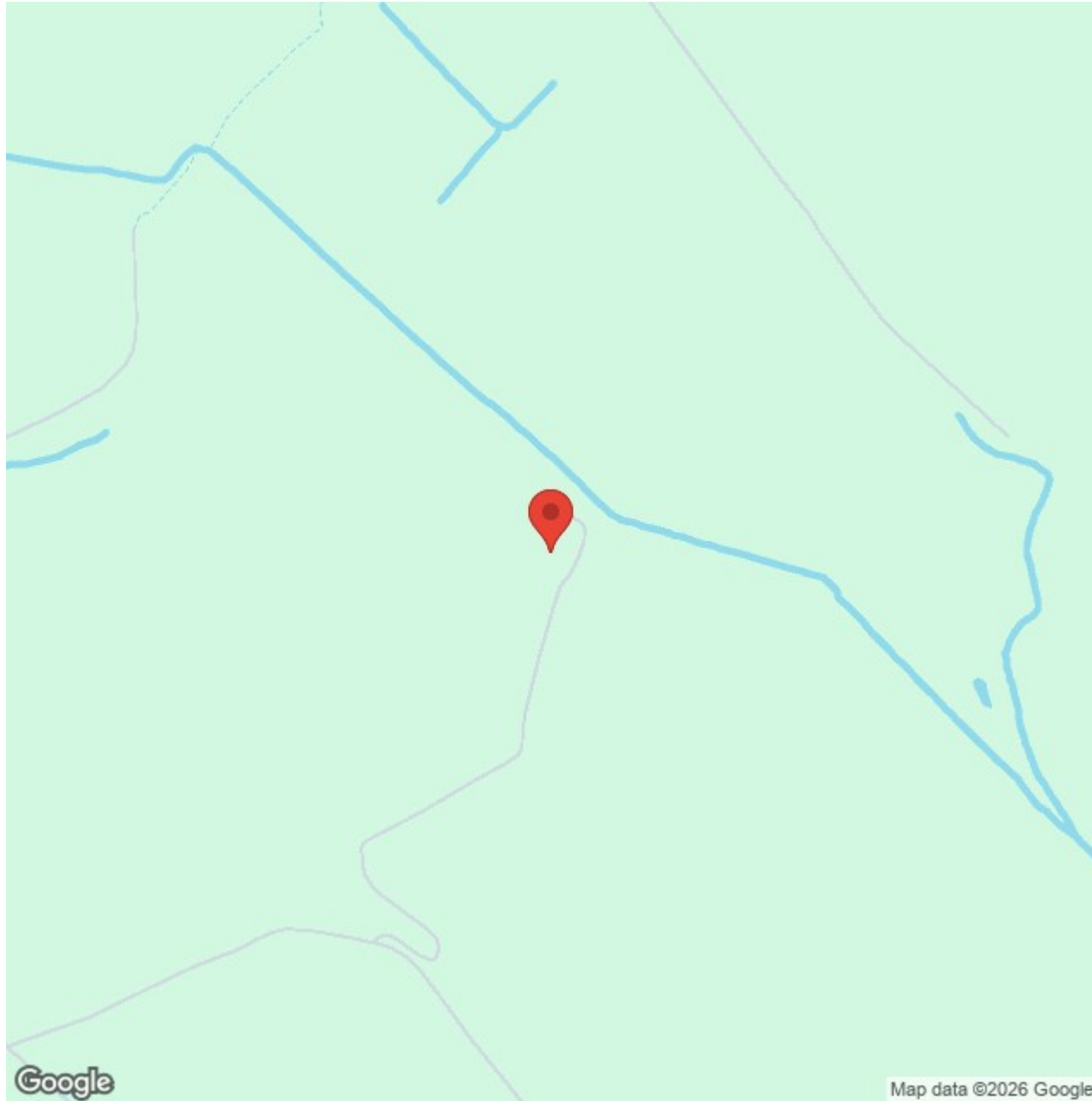
## New Laithe Farm, Hollin Hall, Trawden

### £675,000

- Approx. 2.25 acres with additional land available by separate negotiation
- Extended semi-detached farmhouse, beautifully maintained throughout
- Three double bedrooms plus separate ensuite guest suite
- Two reception rooms, dining room & spacious breakfast kitchen
- Detached barn with mezzanine & stable block offering versatile use
- Ample off-road parking with stunning open countryside views

A superbly presented and extended semi-detached farmhouse set within approximately 4.15 acres, offering a fantastic blend of character, space and modern living in a truly stunning rural setting. This beautifully maintained home provides generous and versatile accommodation comprising a spacious living room with feature stove, an additional sitting room with air conditioning and access to a private ensuite bedroom above—ideal for guests or multi-generational living—along with a separate dining room and a well-appointed breakfast kitchen. The main house offers three well-proportioned double bedrooms and a family bathroom. Externally the property continues to impress with a substantial detached barn featuring a mezzanine level, a stable block and extensive grounds, making it ideal for those seeking a semi-rural or equestrian lifestyle. With ample off-road parking, private surroundings and far-reaching countryside views, this is a rare opportunity to acquire a lifestyle property offering both practicality and charm. Additional acreage is available by separate negotiation.







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# Lancashire

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## GROUND FLOOR

### ENTRANCE 4'0" x 14'8" (1.23m x 4.48m)

### LIVING ROOM 18'1" x 25'9" (5.53m x 7.87m)

A superbly sized and beautifully presented living room offering a warm and inviting space, centred around a striking stone fireplace with inset multi-fuel stove, creating a real focal point to the room. The generous proportions allow for multiple seating areas, making it ideal for both relaxing and entertaining, whilst recessed spot lighting and windows to the front provide plenty of natural light. The room flows effortlessly through to the inner hallway and adjoining reception space, enhancing the sense of openness and versatility throughout.

### DINING ROOM 11'5" x 11'4" (3.48m x 3.47m)

A well-proportioned and light-filled dining room enjoying dual aspect windows and a door providing access out to the patio, allowing for a pleasant outlook over the surrounding countryside. The room offers ample space for a large dining table, making it ideal for both formal dining and entertaining guests, with a bright and welcoming atmosphere enhanced by the natural light throughout.

### SITTING ROOM 16'4" x 12'11" (4.99m x 3.94m)

A beautifully presented and light-filled sitting room enjoying stunning open countryside views, with windows to the rear and French doors opening out onto the patio. The room offers a warm and inviting feel, complemented by quality flooring and a calm, neutral décor, making it an ideal space to relax and unwind. A staircase leads from the sitting room to a private first floor bedroom with ensuite shower room, creating a fantastic and versatile setup—perfect for guests, multi-generational living or independent accommodation separate from the main house.

### KITCHEN 18'0" x 10'8" (5.49m x 3.26m)

A beautifully presented and well-appointed breakfast kitchen fitted with a comprehensive range of shaker-style wall and base units, complemented by wood-effect working surfaces and tiled splashbacks. The space features a range-style cooker with extractor above, ample room for additional appliances, and a central breakfast bar providing a sociable seating area. Recessed spot lighting and a window to the rear allow for plenty of natural light, while the generous layout offers both practicality and a welcoming environment for everyday family living.

### WC 3'10" x 4'0" (1.17m x 1.23m)

A stylish and modern two-piece suite comprising a low level WC and wash hand basin with storage beneath. The room is partially tiled to the walls and benefits from a window providing natural light, creating a bright and practical space.

### ENTRANCE 4'1" x 9'10" (1.25m x 3.01m)

## FIRST FLOOR / LANDING ONE

### BEDROOM ONE 13'1" x 12'11" (3.99m x 3.95m)

A well-proportioned and tastefully presented double bedroom enjoying a pleasant outlook over the surrounding countryside, creating a peaceful and relaxing environment. The room offers ample space for bedroom furnishings and is complemented by neutral décor and natural light from the window to the side.

### SHOWER ROOM 3'4" x 5'2" (1.04m x 1.58m)

A modern and well-presented three-piece ensuite comprising a walk-in shower with glass screen, low level WC and pedestal wash hand basin. The room is fully tiled to the walls and floor, complemented by a wall-mounted mirrored cabinet and contemporary fittings, creating a clean and practical space.

## FIRST FLOOR / LANDING TWO

### BEDROOM TWO 13'2" x 12'5" (4.02m x 3.79m)

A well-proportioned double bedroom enjoying pleasant open views via the window, creating a bright and comfortable space. The room offers ample space for bedroom furnishings and is complemented by neutral décor, making it ideal for family living or guests. The added benefit of access to an ensuite shower room enhances both convenience and functionality.

### SHOWER ROOM 5'1" x 12'4" (1.56m x 3.78m)

A well-proportioned shower room fitted with a three-piece suite comprising a corner shower enclosure, low level WC and pedestal wash hand basin. The room is partially tiled to the walls and benefits from a window providing natural light and ventilation, creating a bright and functional space.

### BEDROOM THREE 9'6" x 12'9" (2.90m x 3.91m)

A well-proportioned double bedroom enjoying a pleasant outlook over the surrounding countryside via the window, allowing for plenty of natural light. The room offers ample space for bedroom furnishings and is presented in neutral tones, creating a bright and comfortable space suitable for family or guests.

### BEDROOM FOUR 9'8" x 11'6" (2.96m x 3.53m)

A well-proportioned bedroom enjoying a pleasant outlook via the window, allowing for plenty of natural light. The room offers versatility and could be utilised as a bedroom, home office or dressing room, depending on individual requirements, making it a practical addition to the property.

### BATHROOM 8'5" x 7'2" (2.58m x 2.19m)

A spacious and well-appointed family bathroom fitted with a four-piece suite comprising a panelled bath, corner shower enclosure, low level WC and pedestal wash hand basin. The room is finished with attractive tiled walls and flooring, complemented by recessed spot lighting and a window to the side providing natural light, creating a stylish and functional space.

### UTILITY / STORAGE / OFFICE 10'1" x 15'3" (3.09m x 4.67m)

A versatile and practical space currently utilised as a utility room, fitted with wall and base units, working surfaces and plumbing for appliances. The room offers excellent flexibility and could also serve as a home office or additional storage area, depending on individual requirements, making it a useful addition to the property.

### DETACHED BARN 29'1" x 29'0" (8.87m x 8.85m)

A substantial detached barn offering excellent versatility, ideal for a range of uses including storage, workshop space or potential for further development (subject to the necessary permissions). The barn benefits from a mezzanine level, providing additional storage or workspace, and further enhances the property's appeal for those seeking a semi-rural lifestyle with useful outbuildings.

## LOCATION

New Laithe Farm is situated in a truly stunning rural position within the highly sought-after village of Trawden, surrounded by open countryside and enjoying far-reaching panoramic views. The property offers the perfect balance of peaceful, semi-rural living whilst still being within comfortable reach of local amenities, including shops, schools and transport links in nearby Colne and Barrowford. The area is renowned for its beautiful countryside walks, bridleways and outdoor pursuits, making it ideal for those seeking a lifestyle property. Excellent access is available to the M65 motorway network, providing convenient links to Burnley, Preston and beyond, whilst remaining tucked away in a quiet and picturesque setting.

## WHAT3WORDS DIRECTIONS

<https://w3w.co/visitor.crowd.standards>

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/new-laithe-farm>

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## OUTSIDE

Externally the property is set within approximately 4.15 acres, enjoying a truly idyllic rural setting with far-reaching views across the surrounding countryside. A gated entrance leads onto a generous driveway providing ample off-road parking and access to the detached barn and stable block, making it ideal for those with equestrian or lifestyle requirements. The property benefits from a large flagged patio area, perfect for outdoor seating and entertaining whilst taking in the open aspect. The land extends to the side and rear, offering a mixture of garden space and grazing land, all enclosed by traditional dry stone walling and fencing, creating a private and peaceful environment. Additional acreage is available by separate negotiation.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

2973 ft<sup>2</sup>

276.1 m<sup>2</sup>

Reduced headroom

41 ft<sup>2</sup>

3.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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



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