





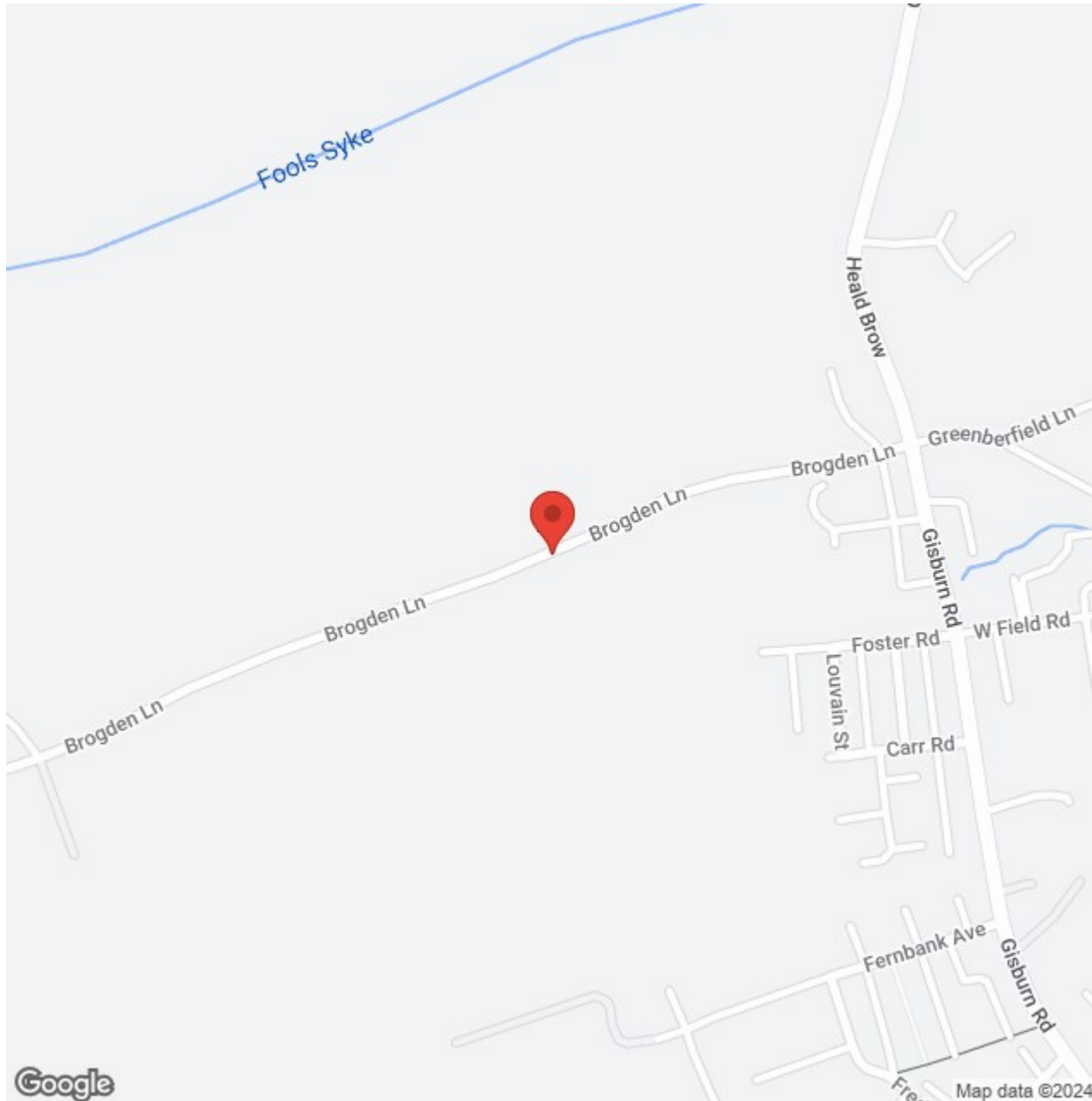
BB18 5XF

## Coppy House Farm, Brogden Lane, Barnoldswick

### Offers In The Region Of £749,950

'Coppy house farm'. Located on Brogden Lane, Barnoldswick this generously spaced detached dwelling offers a unique blend of comfort and grandeur. Situated across two floors this property furnishes four well proportioned bedrooms, a bespoke wet room and stunning four piece bathroom suite to the first floor / landing. On the ground floor there is a family sized living room, two additional sitting rooms, dining room, useful utility room, ground floor w.c and a beautifully presented kitchen. Externally to the front elevation is an enclosed garden with a meticulously maintained laid lawn with mature trees, flowerbeds and a potting area. To the rear elevation is a flagged patio area with space for garden furniture, storage shed, summerhouse, outside water tap and lighting. Having the added benefit of a detached garage with a paved driveway providing ample space for off road parking. Surrounded by stunning open aspect views towards the Yorkshire three peaks and Pendle Hill, this is the perfect spot for during the Spring / Summer months. Local amenities, transport links and good schools are a short drive away. Early viewing is highly advised to avoid disappointment.







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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### SITTING ROOM 12'7" x 13'4" (3.86m x 4.08m )

A cosy sitting room having space for settees, exposed wood ceiling beams, feature fireplace with log burning stove set within, double doors leading through to the additional sitting room and wood frame windows to the side and rear elevation.

#### SITTING ROOM 11'1" x 13'3" (3.39m x 4.06m )

An additional sitting room with exposed wood ceiling beams, 2x wall lights, double doors leading through to dining room, composite double glazed window to the side elevation.

#### LIVING ROOM 19'10" x 13'4" (6.06m x 4.07m )

A family sized living room having ample space for settees, television point, 1x central heating radiator, composite double glazed patio doors to the side elevation and composite double glazed windows to the side and rear elevation with stone sills.

#### DINING ROOM 14'1" x 13'3" (4.30m x 4.05m )

Perfect for hosting this dining room has space for table and chairs, serving hatch, exposed wood ceiling beams, 4x wall lights, double doors leading to the living room and composite double glazed windows to the front elevation.

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

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, exposed wood ceiling beams, Stoves range cooker with chrome extractor hood above, Belfast sink with chrome mixer tap, exposed brick wall feature, Bosch dishwasher, serving hatch, stone staircase to the first floor / landing and composite windows to the front elevation with stunning panoramic views towards the countryside and Pendle Hill.

#### UTILITY ROOM 18'8" x 6'7" (5.69m x 2.02m )

A useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, space for an under counter fridge, plumbing for a washing machine, exposed wood ceiling beams, and composite double glazed window to the side and rear elevation.

#### GROUND FLOOR W.C

A 2 piece suite comprising of: tiled flooring, push button w.c, pedestal sink with chrome mixer tap, tiled splash back, heated chrome towel rack and composite double glazed window to the front elevation with stone sills.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'7" x 11'7" (3.86m x 3.55m )

A bedroom of double proportions with fitted wardrobes, exposed wood ceiling beams, 1x central heating radiator and composite double glazed windows to the rear elevation with stone sills.

#### BEDROOM TWO 13'0" x 13'2" (3.97m x 4.03m )

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and composite double glazed window to the rear elevation

#### BEDROOM THREE 10'1" x 10'2" (3.09m x 3.10m )

Another bedroom of double proportions with fitted wardrobes, 1x central heating radiator and a composite double glazed window with views towards Pendle Hill.

#### GYM ROOM / BEDROOM FOUR 13'2" x 10'1" (4.02m x 3.08m )

Currently utilised as a gym room having exposed wood ceiling beams, 1x central heating radiator and composite double glazed windows to the front elevation with beautiful open aspect views towards the countryside.

### WET ROOM

A brilliantly modern bespoke three piece wet room comprising of: a walk in shower cubicle, fully tiled flooring and walls, sink in vanity unit with chrome mixer tap, LED touch sensor light up mirror, heated chrome towel rack, recessed LED spotlights, push button w.c, air extraction fan and composite double glazed window to the side elevation with open aspect views towards the countryside.

### BATHROOM

A stunning four piece bathroom suite comprising of: wood effect flooring, walk in shower cubicle with rainfall shower head, freestanding tubular bathtub with chrome mixer tap and shower attachment over, recessed LED spotlights, heated chrome towel rack, push button w.c, sink in vanity unit with chrome mixer tap, touch sensor LED light up mirror, cast iron radiator, exposed wood ceiling beams and composite double glazed window to the front elevation with stone sills.

### EXTERNALLY

Externally to the front elevation is an enclosed garden with a meticulously maintained laid lawn with mature trees, flowerbeds and a potting area. To the rear elevation is a flagged patio area with space for garden furniture, storage shed, summerhouse, outside water tap and lighting. Surrounded by stunning open aspect views towards the countryside and Pendle Hill, this is the perfect spot for during the Spring / Summer months.

#### GARAGE 20'10" x 9'7" (6.36m x 2.93m )

Ideal for storage and off road parking purposes.

### PRECISE LOCATION

<https://w3w.co/torso.pavement.warthog>

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/coppo-house-farm>

### VIDEO LINK

[https://youtu.be/D8\\_DczT4Tp8](https://youtu.be/D8_DczT4Tp8)

### PROPERTY DETAILS

### PUBLISHING



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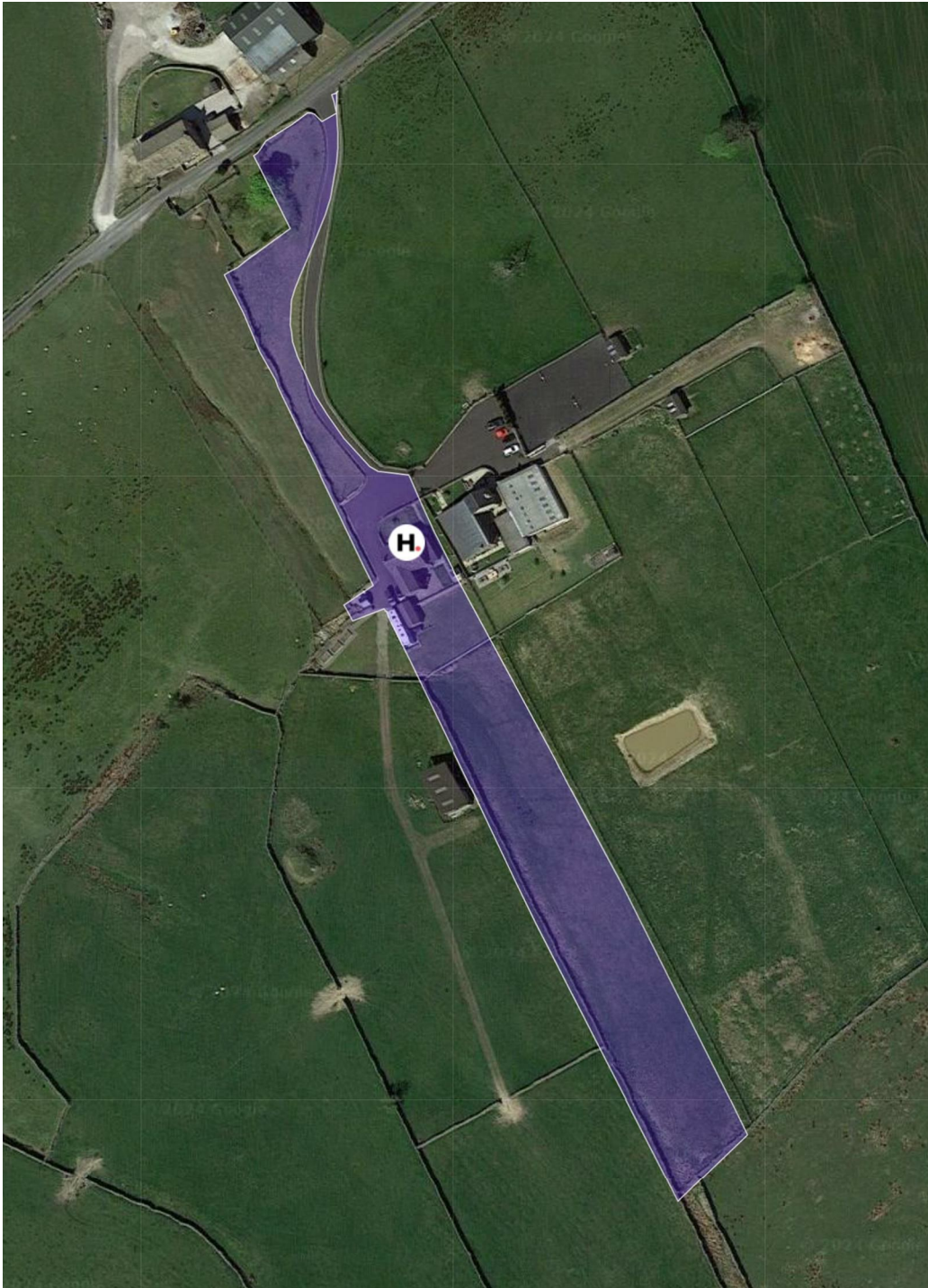


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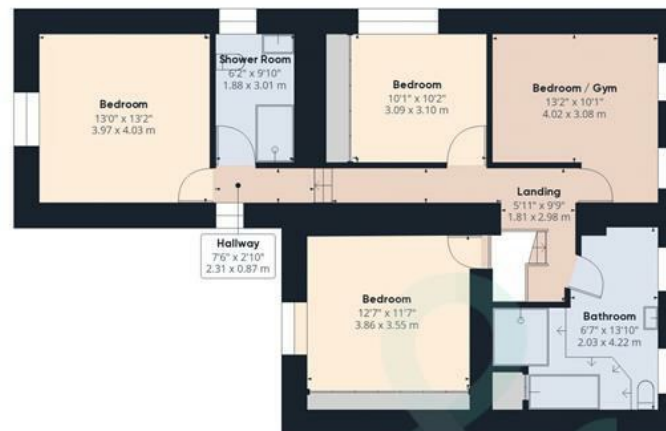
## OUTSIDE

Externally to the front elevation is an enclosed garden with a meticulously maintained laid lawn with mature trees, flowerbeds and a potting area. To the rear elevation is a flagged patio area with space for garden furniture, storage shed, summerhouse, outside water tap and lighting. Surrounded by stunning open aspect views towards the countryside and Pendle Hill, this is the perfect spot for during the Spring / Summer months.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2252.25 ft<sup>2</sup>

209.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)