







Hilton &  
Horsfall



## Pine Garth Farm, Carry Lane, Colne Offers In The Region Of £1,599,950

- Approx. 7 acres of land and grounds
- Five-bedroom farmhouse with character features
- Attached two-bedroom annex with private access
- Detached two-bedroom bungalow
- Range of outbuildings, workshops & storage
- Stunning semi-rural location with countryside views

The main residence, Pine Garth Farm, is a spacious two bedroom character farmhouse that adjoins Pine Garth Barn — a separate three-bedroom dwelling. While both properties are currently connected via an internal access door, they are officially registered as individual residences, each with its own council tax banding, allowing for versatile multi-family living or letting arrangements. In addition, Pine Garth Cottage — a self-contained, two-bedroom attached cottage with its own entrance — provides further separate living space, perfectly suited for multi-generational living or long-term rental. A short distance away, the detached two-bedroom bungalow which is an annex of Pinegarth Farm offers further independent accommodation, perfect for extended family, guests, or potential holiday let use (subject to permissions).

In total, the property offers significant scope for multi-generational living, lifestyle buyers, or investors seeking to run holiday accommodation in a peaceful countryside setting — all while maintaining privacy between homes.

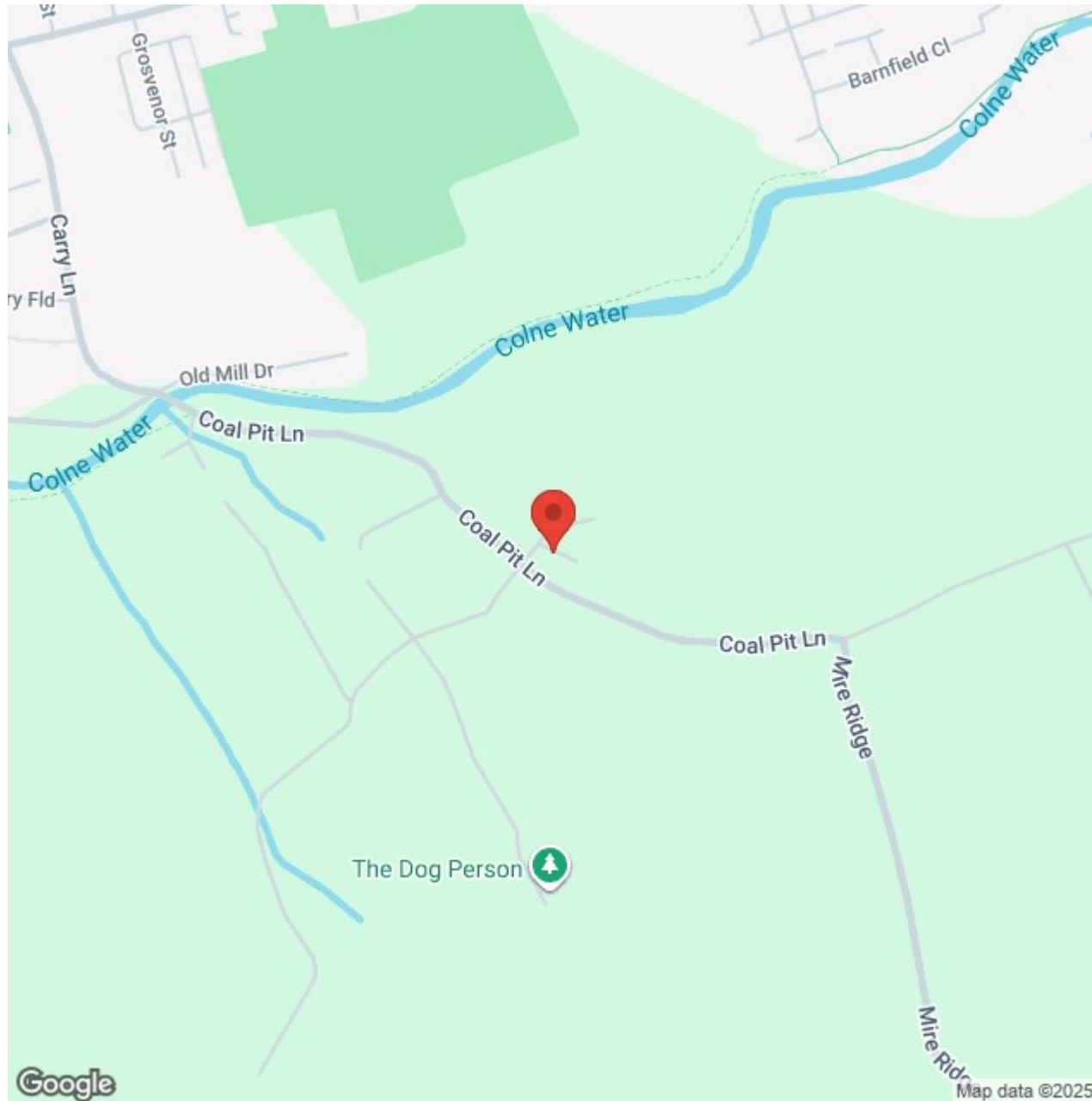
The grounds include a variety of outbuildings, such as two large agricultural units, workshops, storage spaces, a polytunnel, and attractively landscaped gardens, including a top lawn and a picturesque pond beside the bungalow.

The property also benefits from ample parking, solar panels with a high feed-in tariff, and the option to reinstate full boundary aerial mapping (available on request).

A truly unique opportunity for a family or investor to acquire a flexible, multi-dwelling estate close to the town of Colne and the M65 motorway — combining rural charm with convenience and development potential.











# Lancashire

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## PINE GARTH FARM

### GROUND FLOOR

On the ground floor you will find:

#### DINING KITCHEN 20'2" x 12'9" (6.15m x 3.90m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, integrated NEFF double oven / grill, heated plate warming drawers, integrated 60/40 fridge / freezer, centre island with NEFF 4 ring induction hob and extractor fan above, space for a dining table and chairs, 2x wall mounted cast iron radiators, NEFF dishwasher, recessed LED spotlights, smoke detector, under stairs storage cupboard, and open staircase to the first floor / landing.

#### LIVING ROOM 16'0" x 20'10" (4.88m x 6.37m )

A family sized living room with space for settees, exposed wood ceiling beams, television point, limestone fireplace with gas fire set within, 2x central heating radiators, alcove shelving, 1 wall light, wood frame window to the front elevation and uPVC double glazed window to the rear elevation.

#### UTILITY ROOM / STUDY 8'10" x 7'8" (2.70m x 2.36m )

A useful utility room / study having wood effect flooring, fitted wall and base units with contrasting worktops, plumbing for a washing machine, access to boiler, 1x modern radiator, inset sink with chrome mixer tap and uPVC double glazed window to the rear elevation.

#### SITTING ROOM 10'2" x 11'10" (3.11m x 3.62m )

A cosy sitting room open to the dining kitchen with wood effect flooring, space for settee, 1x cast iron radiator and wood frame window to the front and side elevation.

### GROUND FLOOR W.C

Having wood effect flooring, low level w.c, sink in vanity unit with chrome mixer tap, part tiled splash back, heated chrome towel rack and an air extraction fan.

### FIRST FLOOR / LANDING

On the first floor / landing you will find a loft hatch, airing cupboard, smoke detectpr, exposed wood ceiling beam, 1x modern radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM ONE 10'8" x 14'11" (3.26m x 4.57m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, exposed wood beams, door to walk in wardrobe and composite double glazed window to the front elevation.

#### WALK IN WARDROBE 10'8" x 5'8" (3.26m x 1.75m )

With full lighting, fitted shelving / rails and a wall mounted cast iron radiator.

#### BEDROOM TWO 10'0" x 23'3" (3.05m x 7.10m )

Another bedroom of double proportions with wood effect flooring, fitted wardrobes / dressing unit, recessed LED spotlights, 2x modern radiators and 2x velux windows.

#### BEDROOM THREE 14'3" x 9'4" (4.35m x 2.85m )

Yet again a bedroom of double proportions with space for a wardrobe and drawers, exposed wood ceiling beams, 1x central heating radiator, smoke detector and wood frame window to the front elevation.

### BATHROOM

A beautifully presented four piece bathroom suite comprising of: fully tiled flooring and walls, shower cubicle with rainfall shower head, push button q.x, wash basin on vanity unit with chrome mixer tap, bathtub with hand held shower attachment, alcove shelving, recessed LED spotlights and an air extraction fan.

### SHOWER ROOM

A three piece shower room with fully tiled flooring and walls, shower cubicle, push button w.c, wall mounted vanity sink with chrome mixer tap, heated chrome towel rack and recessed LED spotlights.

### ANNEXE

#### SITTING ROOM / PLAY ROOM 17'6" x 7'10" (5.34m x 2.40m )

A spacious room having wood flooring, space for settees, television point, 1x central heating radiator, wood frame window to the front and side elevation and a solid oak door leading through to:

#### LIVING ROOM 13'0" x 17'10"nm (3.97m x 5.44nm)

A family sized living room with space for settees, television point, wall feature fireplace with log burner, 2x central heating radiators, exposed wood ceiling beams, recessed LED spotlights, wood frame door to rear porch and composite double glazed window to the rear elevation.

#### REAR PORCH 4'5" x 5'6" (1.35m x 1.69m )

With exposed brick walls, 1x wall light, Baxi boiler and wood frame door / window to the rear elevation.

#### KITCHEN 11'6" x 17'11" (3.53m x 5.47m )

A stunning kitchen having fitted wall and base units with contrasting worktops, tiled flooring, Belling Range cooker, Bosch dish washer, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a tumble dryer, exposed wood ceiling beams, recessed LED spotlights, under stairs storage cupboard, staircase to the first floor / landing, wood frame door to front elevation and composite double glazed window to the side and rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, 1x wall mounted radiator, recessed LED spotlights and a smoke detector.

#### BEDROOM ONE 12'9" x 17'10" (3.89m x 5.45m )

A bedroom of double proportions with space for a wardrobe and drawers, 2x cast iron radiators, 2x wall lights and composite double glazed window to the front and rear elevation.

#### BEDROOM TWO 8'5" x 7'11" (2.59m x 2.43m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and composite double glazed window to the front elevation.

### BATHROOM

A three piece bathroom suite comprising of: tiled flooring, part tiled walls, bathtub with chrome mixer tap, rain fall shower head above and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and composite double glazed window to the side elevation.

### PINE GARTH COTTAGE

### ENTRANCE HALLWAY

Having 1x central heating radiator, door to ground floor w.c, open staircase to the first floor / landing and wood frame window and door to the front elevation.

### GROUND FLOOR W.C

With wood effect flooring, push button w.c, wall mounted sink with chrome mixer tap, 1x central heating radiator and an air extraction fan.

#### LIVING ROOM 21'10" x 11'6" (6.68m x 3.53m )

A cosy living room with space for settees, television point, wall feature fireplace with limestone surround and log burner set within in, 1x central heating radiator, smoke detector, wood frame doors through to conservatory and wood frame windows to the front and side elevation.

#### SUNROOM 8'3" x 13'0" (2.54m x 3.98m )

With wood effect flooring, 1x central heating radiator and wood frame window and door to front elevation.

#### KITCHEN 18'8" x 9'0" (5.70m x 2.76m )

Offering fitted wall and base units with contrasting worktops, stone flag flooring, tiled splash back, Indesit dishwasher, inset sink with chrome mixer tap, integrated oven / grill, Diploma 5 ring gas hob with chrome extractor fan above, integrated 50 / 50 fridge / freezer, space for a dining table and chairs, 1x central heating radiator, wood frame window to the front elevation and uPVC double glazed window to the rear elevation.

### UTILITY ROOM

Having stone flag flooring, plumbing for a washing machine, space for a tumble dryer, MAIN boiler and 1x central heating radiator.

### FIRST FLOOR / LANDING

On the first floor / landing there is 1x central heating radiator, alcove shelf and floor to ceiling height window to the front elevation.

#### BEDROOM ONE 15'8" x 11'2" (4.78m x 3.42m )

A bedroom of double proportions with space for a wardrobe and drawers, 2x central heating radiators, door to en-suite and wood frame window to the front and side elevation.

### EN-SUITE

A three piece en-suite shower room comprising of: tiled flooring, tiled splash back, shower cubicle, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator, shaving point, and an air extraction fan.

#### BEDROOM TWO 12'6" x 9'0" (3.82m x 2.76m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, loft hatch and wood frame window to the front elevation.

### BATHROOM

A three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled splash back, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, air extraction fan and uPVC double glazed window to the front elevation.

### DETACHED BUNGALOW

#### KITCHEN 13'7" x 12'4" (4.15m x 3.77m )

Offering fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, integrated Bosch oven / grill, 4 ring gas hob with chrome extractor hood above, integrated 60/40 fridge / freezer, 1x central heating radiator, space for a table and chairs, recessed LED spotlights, uPVC double glazed window and stable style door to the front elevation.





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## OUTSIDE

Pine Garth Farm is set within approximately 7 acres of land, enjoying a private and peaceful position surrounded by open countryside. The grounds offer a blend of landscaped gardens, gravelled driveways, patio seating areas, and gently sloping paddocks—ideal for those with equestrian, agricultural, or leisure interests.

The property is approached via a sweeping driveway with ample parking for multiple vehicles. There are several useful outbuildings, including workshops, storage units, and barns, offering fantastic scope for a variety of uses, whether personal or commercial (subject to any necessary consents).

The detached two-bedroom bungalow sits within its own defined area of the site, while the main house and attached annex enjoy mature gardens with well-tended planting, lawned spaces, and dry stone boundary walls. Outdoor seating areas provide the perfect setting to relax and take in the surrounding countryside views.

Pine Garth Farm offers the perfect balance of usable land, privacy, and flexibility in a semi-rural location—making it a rare and valuable opportunity.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

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

4322 ft<sup>2</sup>

401.5 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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