



Hilton &
Horsfall

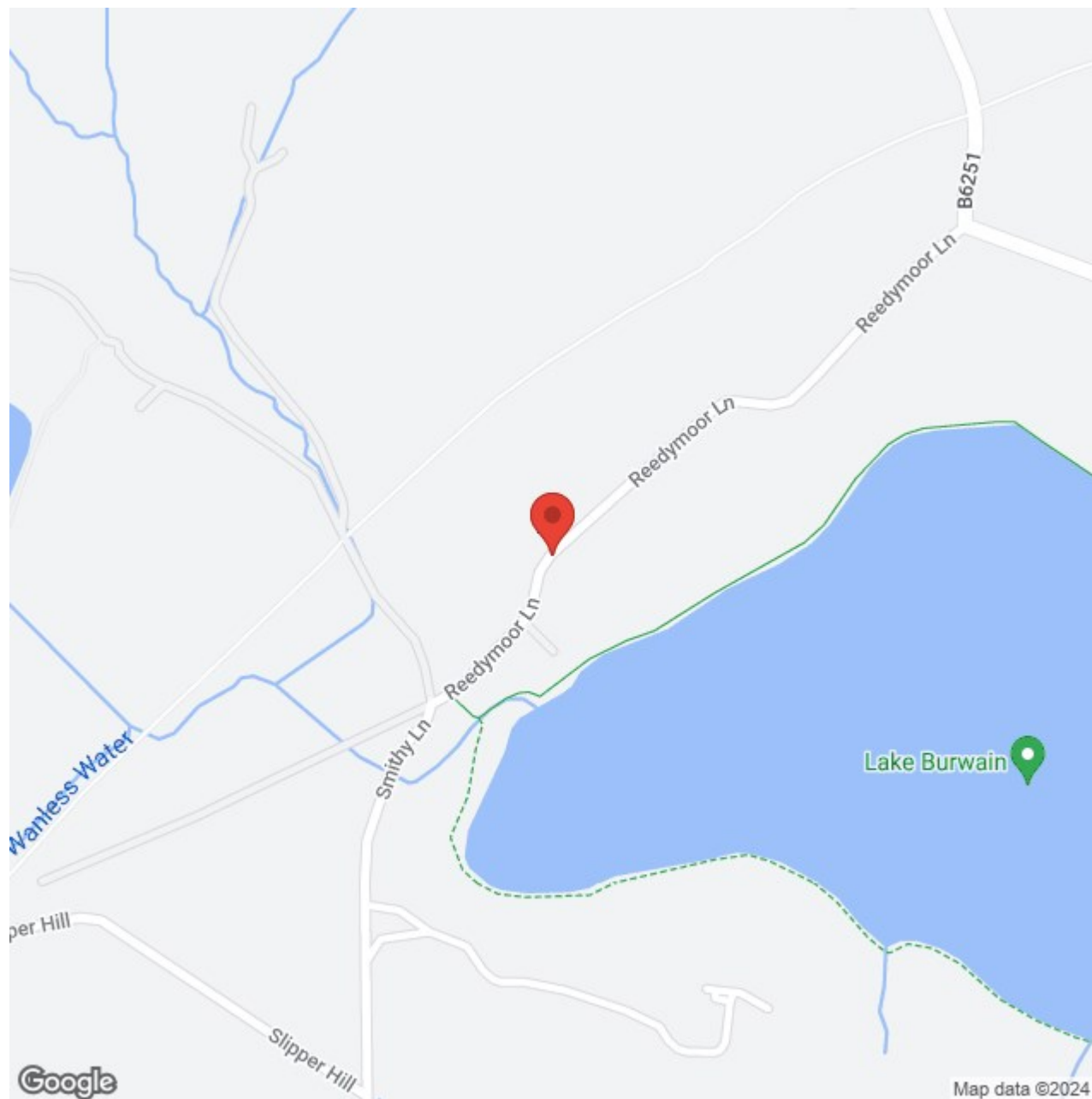
BB8 7LJ

Reedymoor Farm, Reedymoor Lane, Foulridge Offers In The Region Of £679,950

- Idyllic Location • Approx 0.59 acre plot • Four Bedrooms • Characterful Family Home • Semi Detached

This charming property, situated at Reedymoor Farm, Reedymoor Lane, Foulridge, Lancashire, boasts a tastefully presented living area of approximately 2,300 square feet spread across two floors. The ground floor features two cozy living rooms each complete with a homely fireplace, a well-lit sunroom, a large office / study room, and a fully equipped kitchen complete with a stove. The first floor accommodates four spacious bedrooms and three bathroom / shower rooms for added convenience. This family home sits in an atmospheric locale, flanked by the beautiful Lake Burwain and the expansive Slipper Hill Reservoir, placing nature's tranquil beauty right at your doorstep. For families with children, Foulridge Saint Michael and All Angels Primary School is within close proximity. A prime draw is the stunning 0.59-acre plot that the property sits on, allowing ample space for outdoor activities or future expansions. In summary, Reedymoor Farm offers a unique opportunity to own a slice of the idyllic Lancashire countryside in a truly stunning location.







Lancashire

This charming property, situated at Reedymoor Farm, Reedymoor Lane, Foulridge, Lancashire, boasts a tastefully presented living area of approximately 2,300 square feet spread across two floors. The ground floor features two cozy living rooms each complete with a homely fireplace, a well-lit sunroom, a large office / study room, and a fully equipped kitchen complete with a stove. The first floor accommodates four spacious bedrooms and three bathroom / shower rooms for added convenience. This family home sits in an atmospheric locale, flanked by the beautiful Lake Burwain and the expansive Slipper Hill Reservoir, placing nature's tranquil beauty right at your doorstep. For families with children, Foulridge Saint Michael and All Angels Primary School is within close proximity. A prime draw is the stunning 0.59-acre plot that the property sits on, allowing ample space for outdoor activities or future expansions. In summary, Reedymoor Farm offers a unique opportunity to own a slice of the idyllic Lancashire countryside in a truly stunning location.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 18'8" x 19'4" (5.69m x 5.91m)

A family sized living room having stone flooring, space for settees, television point, exposed wood ceiling beams, space for table and chairs, stone feature fireplace with log burning stove set within, recessed LED spotlights and wood frame window to the front and rear elevation.

SITTING ROOM 14'1" x 19'5" (4.30m x 5.92m)

An additional sitting room with space for settees, exposed wood ceiling beams, exposed brick wall feature, television point, stone wall feature fireplace with log burning stove set within, 1x electric radiator and wood frame window to the rear elevation.

SUN ROOM 11'8" x 11'1" (3.56m x 3.40m)

A bright and airy sunroom having tiled flooring, exposed brick wall feature, space for settees, uPVC windows to the rear elevation and patio doors leading out to the rear garden.

OFFICE / STUDY 10'0" x 19'7" (3.06m x 5.98m)

A spacious room with exposed wood ceiling beams, space for a desk and chairs and wood frame window to the front and rear elevation.

KITCHEN 8'4" x 20'1" (2.55m x 6.14m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, integrated Hotpoint oven / grill, 4 ring induction hob, integrated dishwasher, space for, freestanding fridge / freezer, exposed brick wall feature, exposed wood ceiling beams, 1x electric radiator, wood frame windows to the rear and side elevation and 2x stable style doors to the front and side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'0" x 12'4" (4.29m x 3.77m)

A bedroom of double proportions with space for wardrobes and drawers, 1x electric radiator, exposed brick wall feature, loft hatch, wood frame window to the front elevation and double doors leading through to the en-suite.

EN-SUITE

A beautifully presented four piece en-suite bathroom comprising of: a freestanding roll top bath, low level w.c, walk in shower cubicle with rainfall shower head, tiled splash back, wash basin on vanity unit, recessed LED spotlights, 1x electric modern anthracite radiator, wood frame window to the rear elevation with an exposed brick surround.

BEDROOM TWO 13'11" x 15'10" (4.26m x 4.84m)

A bedroom of double proportions with fitted wardrobes and vanity desk, exposed wood ceiling beams, loft hatch, 1x electric radiator and wood frame window to the rear elevation.

SHOWER ROOM 9'7" x 15'9" (2.93m x 4.82m)

A stunning three piece shower room comprising of: a walk in shower cubicle, sink in vanity unit with chrome mixer tap, 1x electric radiator and wood frame window to the rear elevation.

BEDROOM THREE 10'0" x 12'10" (3.07m x 3.92m)

Another bedroom of double proportions with space for wardrobes and drawers, loft hatch, 1x electric radiator, wood frame window to the front elevation and double doors leading through to the en-suite shower room.

SHOWER ROOM 9'10" x 6'5" (3.00m x 1.98m)

A three piece shower room suite having wood effect flooring, sink in vanity unit, low level w.c, walk in shower cubicle with rainfall shower head and recessed LED spotlights.

BEDROOM FOUR 16'4" x 7'2" (4.98m x 2.20m)

Yet again a bedroom of double proportions having a vaulted ceiling, space for drawers, 1x electric radiator, exposed wood ceiling beams and wood frame window to the front elevation.

EXTERNALLY

Externally to the front elevation is a shared access gravelled driveway, large storage shed, flagged patio area with space for garden furniture, laid lawn with mature trees and outside water tap. Externally to the rear elevation there is a large south facing garden with mature trees and shrubs, extensive well maintained laid lawn and stunning views towards Lake Burwain. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/reedymoor-farm>

PRECISE LOCATON

<https://w3w.co/pounds.placidly.detective>

LOCATION

Nestled amidst the tranquil beauty of Lancashire's countryside, the charming village of Foulridge offers a serene retreat for those seeking a peaceful yet vibrant community atmosphere. Living in Foulridge means embracing a slower pace of life while enjoying the natural splendor that surrounds you. The village exudes a timeless charm, with its historic stone buildings, winding lanes, and scenic views of the Leeds and Liverpool Canal. Residents of Foulridge benefit from a close-knit community spirit, with local events and gatherings fostering strong bonds among neighbors. The village boasts a range of amenities, including a local pub, village hall, and picturesque parks, ensuring that all the essentials are within easy reach. Outdoor enthusiasts will appreciate the abundance of walking and cycling trails nearby, offering opportunities to explore the stunning countryside and nearby landmarks such as the iconic Foulridge Reservoir. For those seeking urban amenities, the nearby towns of Colne and Nelson provide a wealth of shopping, dining, and entertainment options. With its idyllic setting and strong sense of community, Foulridge offers the perfect blend of rural charm and modern convenience, making it a truly special place to call home.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

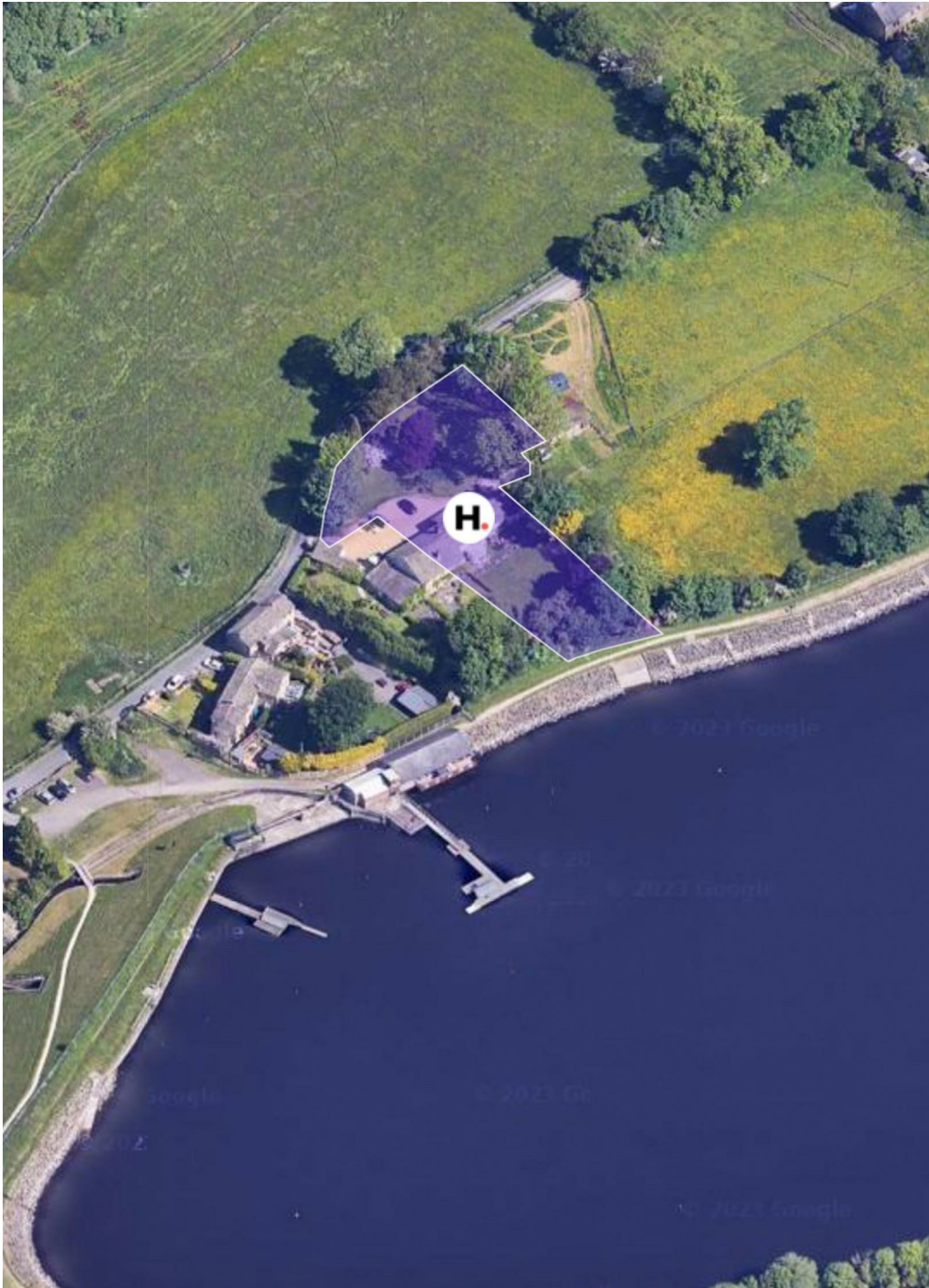
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



BB8 7LJ

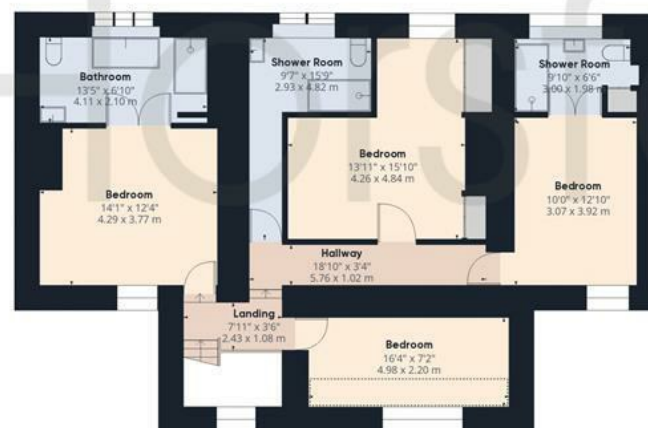
OUTSIDE

Externally to the front elevation is a shared access gravelled driveway, large storage shed, flagged patio area with space for garden furniture, laid lawn with mature trees and outside water tap. Externally to the rear elevation there is a large south facing garden with mature trees and shrubs, extensive well maintained laid lawn and stunning views towards Lake Burwain. Perfect for use during the Spring / Summer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2318.71 ft²

215.42 m²

Reduced headroom

34.73 ft²

3.23 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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)