



Higher Wanless Farm
Colne | Lancashire

 jackson
property



Higher Wanless Farm

Red Lane | Colne
Lancashire | BB8 7JP

A delightful traditional stone farmhouse with attached stone barn, stables/outbuildings; set within about 5.65 acres in a rural yet accessible location near Colne, Lancashire.

- Detached Country House with adjoining Stone Barn
- Kitchen, Utility, Shower Room, Dining Room, Sitting Room, Lounge
- Five Bedrooms and two Family Bathrooms
- Lovely Gardens & Patios to front and rear
- Attached Stone Barn with scope for conversion subject to relevant planning permissions.
- 4 Stables and Tack/Feed Room or 5th Stable
- Peaceful Setting
- In all about 5.65 acres



Approximate Distances

Barrowford 1.5miles | Colne 2.4miles
J13 M65 2.5miles | Burnley 7miles | Skipton 12miles
Preston 30miles | Manchester 34miles
Leeds 35miles



Situation

Higher Wanless Farm is located in a peaceful and tranquil, rural setting overlooking its own land down to the Leeds & Liverpool Canal which runs along the lower boundary to the property. Despite its wonderful position, it offers excellent access to local amenities in Barrowford and Colne, together with highly regarded private schools nearby including Stonyhurst College and Giggleswick. For the commuter the A56, A59 and M65 provide good road links to the major business centres.

Regular rail access to the city centres of Manchester from Burnley and Leeds via Skipton make this rural property very accessible.

Description

This traditional five bedroom farmhouse is accessed down a private drive and offers a unique opportunity with great scope for expansion (subject to the relevant planning permissions being granted) utilising an attached stone built barn, along with the benefit of two stable blocks equating four stables and is set within about 5.65 acres.





The farmhouse internally is approached via a front entrance porch providing access to the Lounge with a feature Lakeland slate gas fire surround and hearth, the room benefits from a lovely dual aspect views to both the front and rear paddocks. The Living room is to the centre of the property with access off to the Dining room and rear hallway along with the stairs to first floor level also having a traditional open fire and dual aspect windows. The Breakfast Kitchen, located to the rear of the property has been recently upgraded all with fitted base and wall mounted units, fitted double electric oven and hob and space for a dishwasher. Further beyond the kitchen is the Utility room with rear access door and ample space for several white goods to be fitted along with the housing for the oil fired central heating boiler. A newly installed shower room and w.c. are accessed off the rear hallway which has an entrance door from the garage within the attached stone barn.

From the living room, stairs lead to the first floor landing providing access to all five bedrooms. The master bedroom has fitted wardrobes and superb dual aspect views over the property's land and surrounding countryside, entrance driveway and stables. The guest bedroom has an en-suite shower room and fitted wardrobes benefiting from views to the front aspect and there are three further bedrooms; one with fitted wardrobes; another having a shower cubicle and sink with rear aspect and a single bedroom with sink and window to the rear. The family bathroom and airing cupboard off the landing all complete the first floor level.



Externally

The property is approached down a long private drive between its own land either side from the boundary. A large parking sweep to the front has ample space for several vehicles and a horse box, if required. There are gardens that surround the property itself with various mature planting beds and dry stone wall perimeter with patio areas to both the front and rear.

The attached traditional stone barn with continued stone tiled roof off the house offers a garage, two former shippsons with large bays, a workshop and a store to the ground floor level with a large hay loft above. The building has an expired planning permission to convert into residential accommodation.

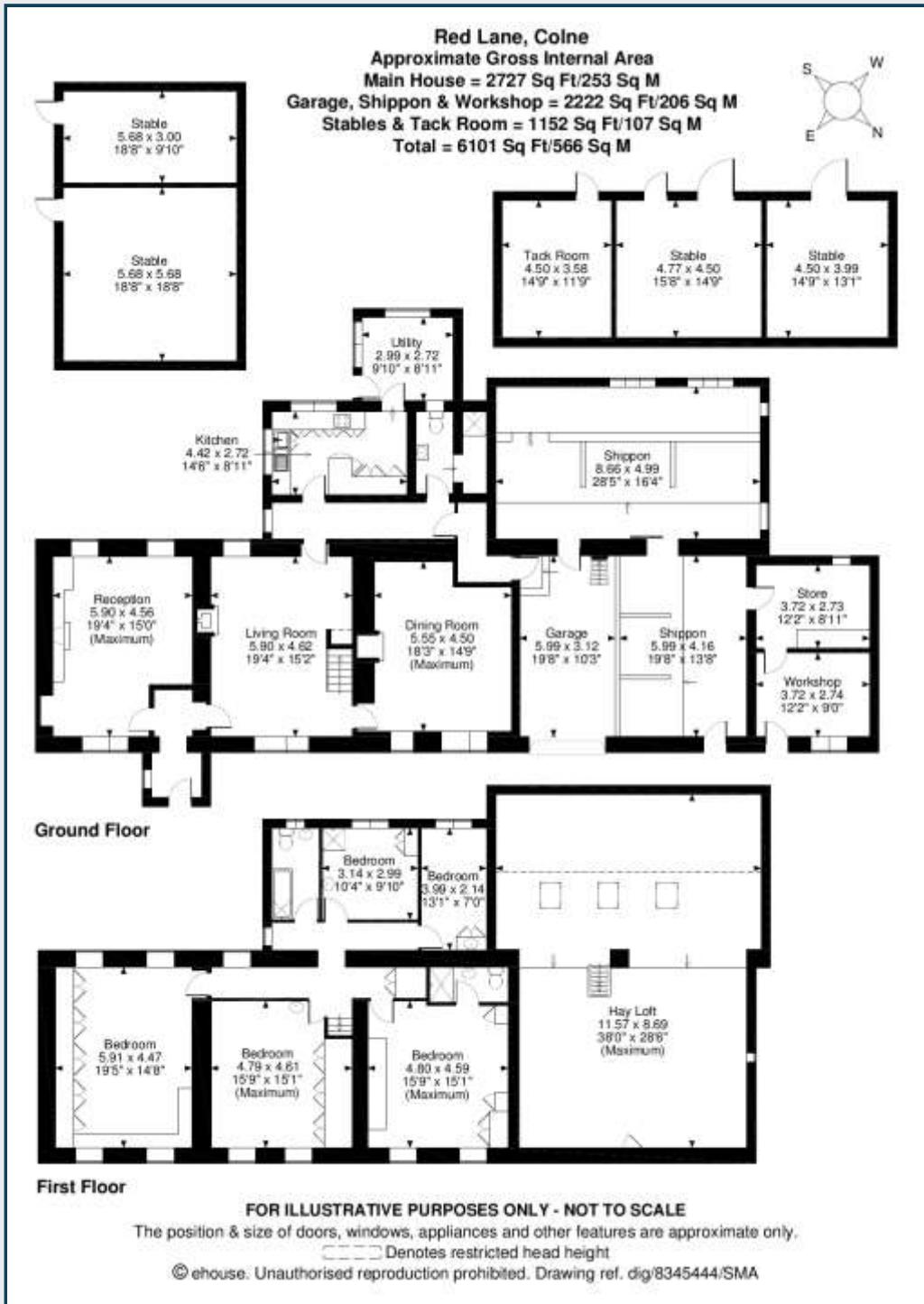
The four stables are within two substantial detached buildings, one of stone and block construction and the other of block construction both having similar corrugated roof sheeting. The two buildings provide four large stables each with gated fronts and concrete floors. The tack & feed room is within the stone stable block that forms a secure gated courtyard to the front of the large stone barn adjacent to the house.

Land

In all the property equates to approximately 5.65 acres split by the entrance driveway into two large paddocks. All recently fenced and have water connected. The front paddock is mainly flat with the rear paddock rising up to a woodland on the boundary providing good shelter.

NB: There is a foot path which runs along the far westerly boundary.





Services

Mains electricity and water
Oil fired central heating
Private drainage via a septic tank
Double glazed windows
EPC – E

Local Authority

Pendle Borough Council
www.pendle.gov.uk
Tax Band G

Directions

Post Code – BB8 7JP

Exit the M65 at Junction 13 and follow the A682 through Barrowford. After less than a mile there is a fork in the road with a sign for Barnoldswick, turn right onto Barnoldswick Road. After about $\frac{1}{2}$ a mile, turn right onto Red Lane and follow for another $\frac{1}{2}$ a mile. The property's entrance will be found on the left hand side between white stone walls with 'Higher Wanless Farm' identified on the white stone wall, the property is found at the end of the drive.

Viewings are strictly by prior appointment with the agents Jackson Property on 01743 709249.



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