



A59 CLITHEROE - 5 MILES

M65 JCT 7 – 3 MILES

Squires Farm

Allsprings Plantation, Great Harwood BB6 7UL

Lot 1: Offers in the region of £625,000. Lot 2: SOLD.

A genuine and valuable residential smallholding with private setting. A stonebuilt four bedroom farmhouse with great views, large garden, over 35 acres of good meadow land, ménage and large general purpose building. A great opportunity to purchase a prominent property with many qualities especially suitable for equine or agricultural use.

Lot 1: House and Buildings set in 2.74 acres.

Lot 2: 32.67 acres Meadow and Pasture

Squires Farm is offered for sale as a whole or in two lots freehold with vacant possession.

Viewing strictly by appointment through the selling agents.

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Lot 1

The Property is located on the outskirts of Great Harwood off Harwood Lane via Allsprings Drive shown located on the attached plan. The Farmhouse is stonebuilt dating back to the 17th Century comprising a four bedroom residence, large garden area, large general purpose building, set in 2.47 acres of good pasture land and ménage area. Shown on the attached plan edged red.

Farmhouse accommodation comprises as follows:

Farmhouse Constructed of stone under slate roof, double glazed throughout with gas fired central heating.

Ground Floor

Porch (1.06m x 1.85m) - Hardwood entrance door with stained glass inserts, 2 double glazed windows leading to:

Dining Room/Sitting Room (6.91m x 3.68m) - with double patio doors overlooking long garden area and views over Pendle and the Ribble Valley. This room is currently used as half Dining Room half Sitting Room with two radiators and electric and television points.

Lounge (6.81m x 3.82m plus 3.83m x 3.94m) - Windows to front elevation, exposed beams, large Inglenook fireplace said to originate from Whalley Abbey, two radiators, electric points and television points.



Study (3.42m x 2.61m) - Internal room with power points and door to Lounge.

Kitchen (5.74m x 3.59m) - Positioned to the rear of the house with windows to the gable and side off which is a small reception porch/boot room including back door to rear patio area. Fully fitted kitchen with fitted gas cooker and extractor hood, double oven, dishwasher, combi sink and drainer. Solid fuel effect cast iron gas fire.



Utility (2.60m x 1.81m) - Stainless steel sink, plumbed for washing machine and drier vents including wall and base units.

Shower Room (1.95m x 1.90m) - with three piece suite including W.C., wash basin and shower cubicle.

First Floor

Access from the main lounge via the open spindle staircase onto landing which leads to:

Main Bedroom (5.33m x 3.72m) - Windows to front and side with great views over Ribble Valley and Pendle. Panel radiator and electric sockets.

Ensuite (2.72m x 1.53m) - Three piece suite including W.C., hand basin and shower cubicle.

Store Room/Walk In Wardrobe (3.55m x 3.6m) - from main bedroom built into the roof eaves with Velux window, storage shelves potential for walk in wardrobe. Contains Ravenheat combination boiler.



Bedroom 2 (3.86m x 4.66m) - Window to front elevation and panel radiator and electric sockets.



Bedroom 3 (3.97m x 3.65m) - Window to front elevation and panel radiator and electric sockets.

Store/Wardrobe/Study (1.93m x 1.59m)

Bedroom 4 (3.74m x 2.96m) - Window to rear elevation and panel radiator and electric sockets.

House Bathroom (2.73m x 2.72m) - Four piece bathroom suite including W.C., hand wash basin, panel bath and separate shower cubicle. Window to side elevation.



Buildings. Included with Squires Farm are two large general purpose concrete framed buildings. The two buildings stand side by side originally constructed for livestock housing. At the moment they are used for storage purposes. The buildings lend themselves to many uses including livestock housing and stable blocks for horses etc. (subject to planning). Constructed of concrete frames with cement fibre roof and upper wall cladding the lower walls are constructed of concrete block and concrete floor throughout.

Building 1 (41m x 13m) (Eaves 4.45m and Ridge 8.25m) - Open plan with all internals removed, steel sliding door to front.



Building 2 (41m x 13m) (Eaves 305m and Ridge 6.4m) - open plan to approximately two thirds with former parlour/workshop to one end.



Land - House and buildings set in 2.74 acres pasture or thereabouts shown on the attached plan edged red. Schedule as follows.

OS	Acreage	Description
7241	1.42	House & Buildings
8619	1.32	Pasture
	2.74	

Lot 2

Land - 32.67 acres or thereabouts. As shown on the attached plan edged blue.



Schedule as follows.

OS	Acreage	Description
0032	22.97	Meadow/Pasture
Pt 0049	8.34	Meadow/Pasture
	1.36	Lane/Hard Standing
	<u>32.67</u>	

The land is registered with Defra for Single Farm Payment and is let by written agreement. The land is well maintained with stockproof boundary and natural water supply. The land is ideal for equine or livestock usage.



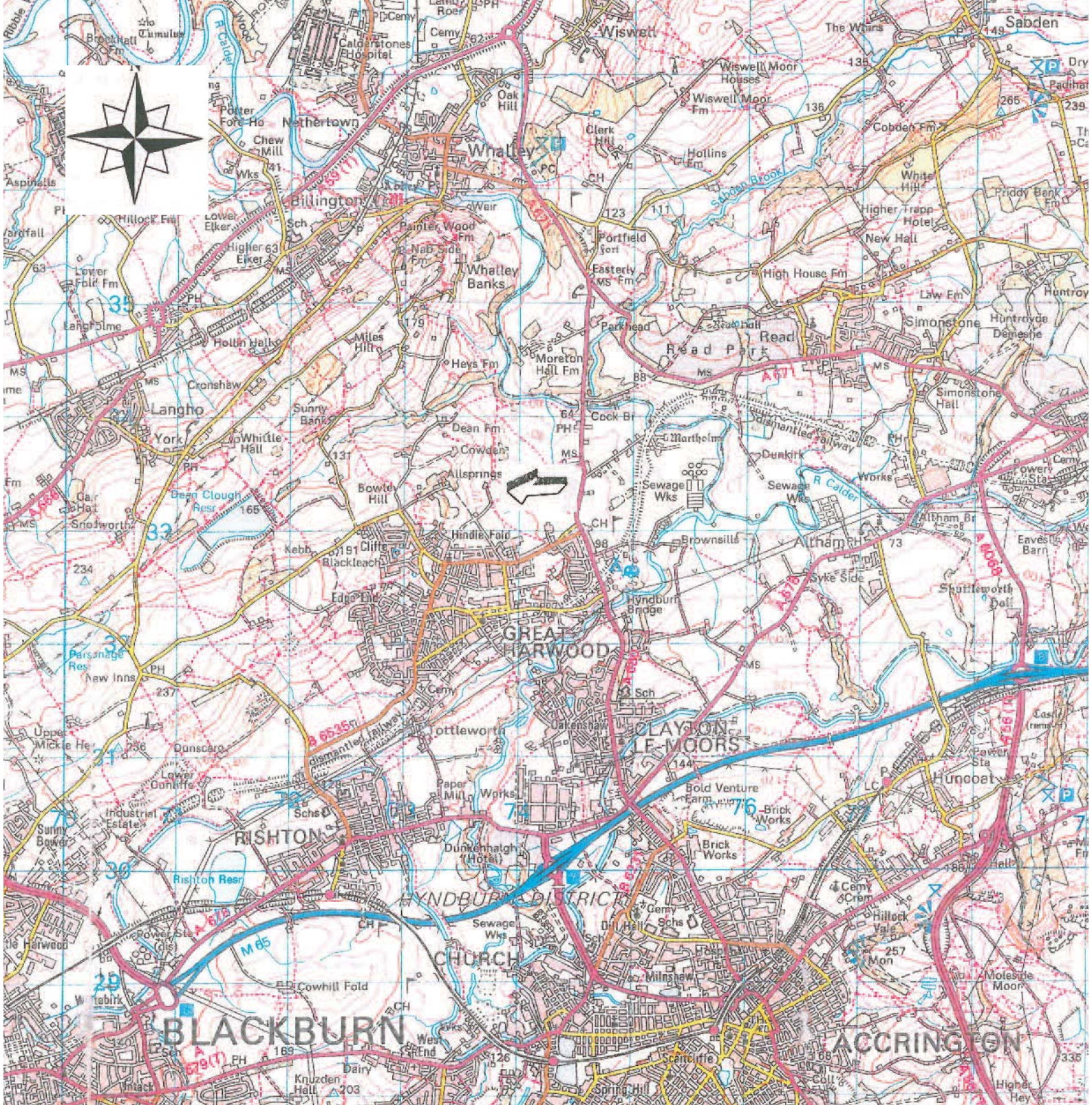
Ménage/Sand Paddock enclosed with post and rail fence and well drained.

Services - Mains electricity, mains gas, natural spring water supply and septic tank drainage

Tenure - Freehold with vacant possession.

Council Tax - Band G Hyndburn Borough Council.

For further information please contact the Sawley Office. Ref JT.



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