



## **BRADHURST FARMHOUSE**

Knowles Brow, Stonyhurst, Near Clitheroe

**Carter Jonas**



## **BRADHURST FARMHOUSE, KNOWLES BROW, BB7 9PW**

Clitheroe – 4 miles

Whalley – 4 miles

Longridge – 7 miles

Reception hall · Sitting room · Dining room · Breakfast kitchen · Utility room · Boot room · Side entrance Shower room/cloakroom · Landing · Principal bedroom with an en suite shower room · 3 further double bedrooms · House bathroom · Private drive approach Extensive parking · Surrounding gardens extending to about ¼ of an acre · Lovely far reaching views over surrounding countryside · Semi rural yet convenient location

Located close to Stonyhurst College and just to the east of the popular and sought after village of Hurst Green, Bradhurst Farmhouse occupies a lovely semi rural position, surrounded by open countryside. It is however conveniently located with a wide range of everyday amenities available in the neighbouring towns of Clitheroe, Whalley and Longridge.

Bradhurst Farmhouse is an individual detached property which provides excellent family accommodation extending to 1689 sqft (157 sqm) of living space. The property has been recently modernised and is in excellent condition throughout. The accommodation is arranged over 2 floors and includes 2 well proportioned reception rooms, a large breakfast kitchen, utility room, boot room and a shower/cloakroom together with 4 double bedrooms on the first floor, one has an en suite shower room and there is a separate house bathroom.

Outside, the property is accessed by a private drive with parking for numerous vehicles. The large lawned gardens surround the property and the views over neighbouring countryside, the Ribble Valley and towards Pendle Hill are quite outstanding.

**A SPACIOUS AND WELL MAINTAINED DETACHED PROPERTY PROVIDING EXCELLENT 4 BEDROOM FAMILY ACCOMMODATION, SET IN LARGE GARDENS EXTENDING TO ABOUT ¼ OF AN ACRE, ENJOYING SUPERB VIEWS ACROSS THE RIBBLE VALLEY TOWARDS PENDLE HILL AND OCCUPYING A SEMI RURAL POSITION CLOSE TO STONYHURST COLLEGE AND WITHIN 1½ MILES OF HURST GREEN.**





## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession on legal completion.

**Services:** We are advised that mains water and electricity are installed. Drainage is to a septic tank. Central heating is provided by means of an oil fired boiler.

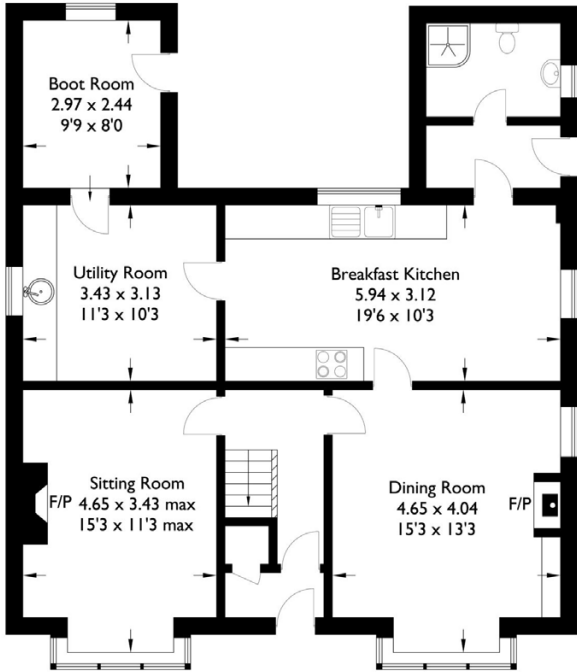
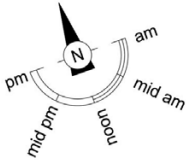
**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - BB7 9PW:** From Clitheroe proceed on the B6243 for about 4 miles, towards Hurst Green and Longridge. After the left turning to Whalley, proceed down the hill, across the bridge and up the hill. Turn right at the bus shelter into Knowles Brow. Bradhurst Farmhouse is the third property on the right.

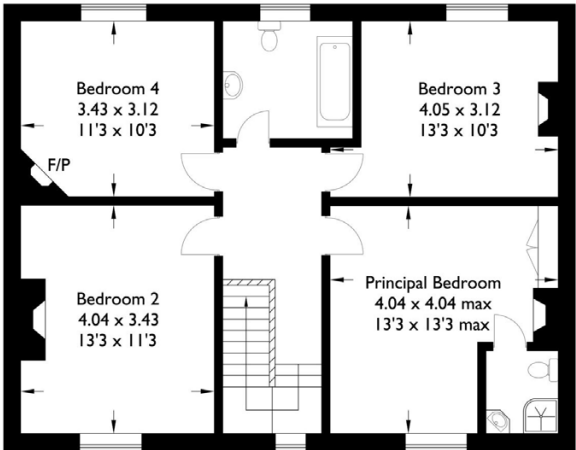


# Bradhurst Farmhouse, Stonyhurst

Approximate Gross Internal Area : 156.95 sq m / 1689.39 sq ft  
 Total : 156.95 sq m / 1689.39 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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