



**Mill House Lane, Brindle £550,000**

- Three Bed Cottage
- Three Acres Land
- One Acre Woodland
- Six Working Stables
- Gardens-Woodland
- Traditional Kitchen
- Wonderful Views
- Off Road Parking
- Not To Be Missed



## INTRODUCTION

**\*\* A CHARMING EQUESTRIAN SMALL HOLDING WITH SIX STABLES IN AN IDYLIC LOCATION \*\***

*Nestled in the beautiful rolling countryside of Brindle, this three-bedroom, semi-detached equestrian home is being welcomed to the property market. Offering a peaceful retreat for a horse loving family, the property benefits from a secluded yet convenient location only a short drive from the M65 for travelling towards Burnley, Blackburn and Preston. Internally the property offers deceptively spacious living accommodation complemented by a charming rear garden leading to the adjoining field.*

*The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a shower room and spacious reception room. The reception room has a door leading to the fitted kitchen leading to the conservatory overlooking the charming rear garden. The conservatory also provides access to a boot room at the rear of the property with door leading to the rear where there is an outside WC. To the first floor is a landing with doors leading to three bedrooms and a three-piece bathroom suite. The property is set within a 3 acre plot with additional 1 acre of woodland. There are 6 stables, tack room and hay storage as well as a sand arena.*

*For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience.*

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

**9'9 x 4'10 (2.97m x 1.47m)**

UPVC double glazed window, central heating radiator, stairs to the first floor and door to the shower room and reception room one.

### Shower Room

**5'9 x 4'6 (1.75m x 1.37m)**

Central heating radiator, three piece suite comprising of low basin WC, pedestal wash basin with traditional taps, single direct feed shower enclosure, partial tiled elevations and extractor fan.

### Reception Room

**18'4 x 12'9 (5.59m x 3.89m)**

Three UPVC double glazed windows, central heating radiator, exposed beams, cast iron log burning stove with stone hearth and door to the kitchen.

### Kitchen

**9'9 x 8' (2.97m x 2.44m)**

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate work tops, freestanding oven and four ring electric hob, tiled splashback, enamel sink, drainer and mixer tap, plumbing for dishwasher, tiled flooring and door to the conservatory.

## Conservatory

**10'10 x 9'9 (3.30m x 2.97m)**

Sloped polycarbonate roof, UPVC double glazed windows, UPVC double glazed French doors to the rear, central heating radiator, tiled flooring and door to the boot room,

## Boot Room

**13'5 x 9' (4.09m x 2.74m)**

Wood frame double glazed window, space for a fridge freezer, plumbing for washing machine and door to the external WC.

## External WC

Low basin WC and wall mounted wash basin with traditional tap.

## First Floor

### Landing

Loft access and doors to three bedrooms and the bathroom.

### Bedroom One

**13' x 7'2 (3.96m x 2.18m)**

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

**12'10 x 8'10 (3.91m x 2.69m)**

UPVC double glazed window and central heating radiator.

### Bedroom Three

**9'9 x 8'11 (2.97m x 2.72m)**

UPVC double glazed window and central heating radiator.

## Bathroom

**7'7 x 5'6 (2.31m x 1.68m)**

UPVC double glazed window, central heating radiator, three piece suite comprising of low basin WC, wash basin with traditional taps, panel bath with traditional taps, airing cupboard, storage enclosing the ATAG boiler.

## External

### Front

Stone slab courtyard with paved pathway and gravel chip bedding plants.

## External Grounds

Enclosed laid to lawn garden with planted beds and pond, paved patio with various shrubs and mature trees, off road parking for multiple vehicles, six stables, three acres of land, one acre of woodland and a public right of way.

## Agents Notes

The Council Tax band is B.

The property has mains electricity, LPG gas supply, private water supply and septic tank.

