



Have you ever dreamt about living in an Old Farmhouse in a rural location?

This property is just that, with approximately 14 acres of land, planning for a garage and the feasibility of planning for stables.

If you long to own a 4 bed detached property that requires total redevelopment so you can take your time and create that forever home you've always craved, this property is for you.

Be the envy of your friends, buy Lower Bawes Edge Farmhouse and create something truly special

For Sale

Lower Bawes Edge Farmhouse,
Moss Side Lane,
Cowling, BD22 0NA

OIRO £450,000



The Coach House
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The Grade II Listed stone built detached property, which was formerly two or three cottages in times gone by, is located approximately 2.5 miles away from the outskirts of Laneshaw Bridge, and is the middle property of three which originally made up Lower Bawes Edge Farm. Enjoying a rural position, the property benefits from having the two other properties (currently being converted) providing the purchaser with a little security not always enjoyed by rural properties.

The farmhouse requires total refurbishment, and building regulations have been passed providing for 3 reception rooms and dining kitchen along with 4 bedrooms on the first floor. Work has already commenced outside, with the base having been laid for the garage.

The access track is owned by South Barn, however maintenance responsibilities are shared equally between the three properties.



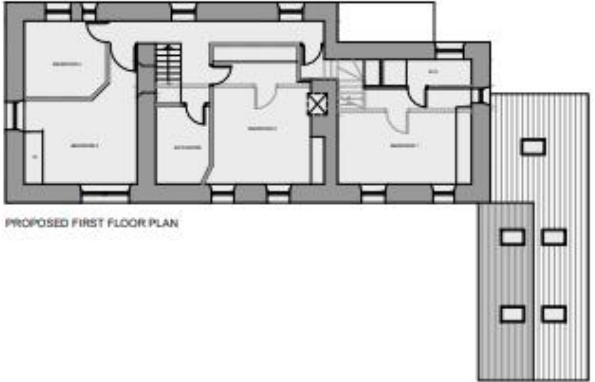
The property benefits from 14 acres (OTA) of agricultural land, displayed on the plan for identification purposes.



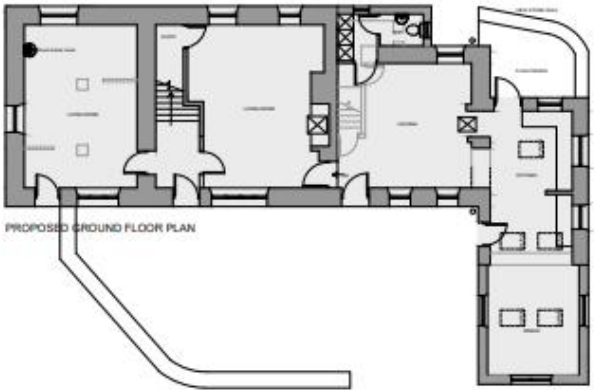


Not to Scale

For identification purposes ONLY



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SOUTH ELEVATION (As Proposed)



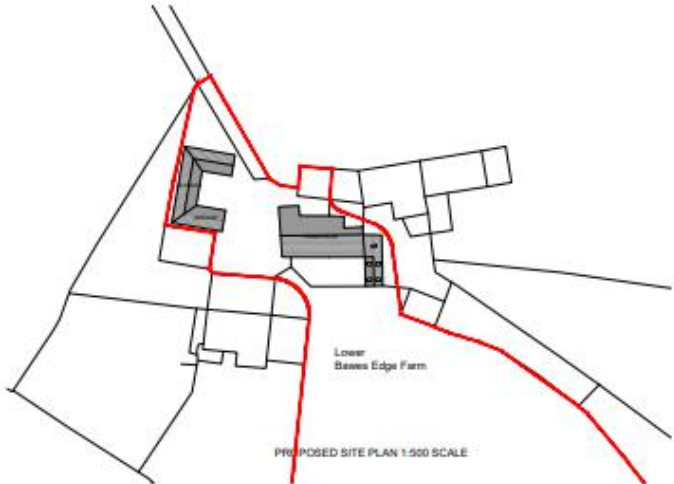
NORTH ELEVATION (As Proposed)



WEST ELEVATION (As Proposed)



EAST ELEVATION (As Proposed)



Lower Bowen Edge Farm

PROPOSED SITE PLAN 1:500 SCALE

Services

The property is supplied by mains electric and a spring water supply.

A new water treatment plant and drainage system has recently been installed by the vendor, however, a UV filtration system would need to be provided by the purchaser.

Awaiting EPC

Guide Price

Offers in the Region of £450,000

The property is to be sold by Private Treaty

Viewings

All viewings will be **strictly by appointment** with the agents.

Please note:- All viewings are at your own risk

