





RURAL REFUGE

Nestled in open fields, escape the rat race and experience the restful embrace of rurality, at Hud Hey Farm.

A cosy two-bedroom cottage enveloped in countryside, yet there is far more than meets the eye to Hud Hey Farm. Brimming with development potential to create your own spacious family home, or perhaps retain its charms as a farm and enjoy rearing your own chickens, pigs and cattle...the possibilities are endless.

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CHARACTER COTTAGE

With parking available outside, step indoors through the porch entrance, into a hallway lined in laminate flooring, and where the staircase ascends ahead.

Immediately to the left lies the lounge, with high ceiling and exposed beams overhead, imbuing quaint farmhouse charm. A tiled hearth precedes the fireplace, set within a marble surround, where an open fire issues toasty warmth to the room. Light flows in through a window to the side. Traditional features include a Delft rack and ornate ceiling rose. Off the lounge, a part glazed door opens to a wood panelled porch, again providing access outdoors.



BUILD YOUR DREAMS

Returning to the entrance hallway, continue ahead into the kitchen, where the laminate flooring continues underfoot. Wooden cabinetry provides storage, with ample worktop space for food preparations, and a stainless steel sink set beneath a window looking out to the garden. With space for freestanding appliances, this good-size dining kitchen is ripe with potential to create a contemporary culinary centrepiece to the home.

To the rear of the kitchen a door provides access to the cellar, where original stone steps lead down. Flagged flooring extends underfoot in this amply-sized cellar, where the original cold stone worktop is in situ – another area brimming with the potential for development and conversion. Ideal too for storage.

SWEET DREAMS

Returning through the kitchen to the hall, make your way up the carpeted stairs to the first floor, where a high ceiling reveals a hatch to a loft.

Immediately on the right arrive at the first of two bedrooms. Carpeted and with fitted, louvred storage, this large, light bedroom offers views out over the rear garden; private and peaceful.

Across the way, refresh in the large bathroom, with cast iron bath, wash basin and fitted storage and WC.

Along the landing is a main bedroom, another good size double. With far reaching views out over the fields and countryside, wake up to the sounds of nature in this peaceful, tranquil cottage.



OUTBUILDING POTENTIAL

Attached to the stone cottage is a large barn with original beams and woodwork, a single storey smaller barn, outbuilding and piggery, all ripe for conversion to create a spacious, modern, dream family home combining stone-built character and contemporary comforts, subject to planning. Alternately, create your own smallholding and keep a range of animals from horses to cattle, sheep to poultry!



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MORE TO EXPLORE

Rural views abound as far as the eye can see from Hud Hey Farm, with a good size garden enclosed by trees, shrubs and hedging. Private, peaceful...your own personal paradise.

There is even a well for water on the property grounds.

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ON YOUR DOORSTEP

Nature and country walks abound at Hud Hey Farm, so pull on your walking boots and explore the local area. In Haslingden discover the Grane Walk, a circular trail taking in three reservoirs, quarries, woodland and open moorland, or walk to the Halo art structure and viewpoint.

Take the King's Highway walk and enjoy the stone built architecture of this traditional Lancashire town.

Rural but not isolated, Hud Hey Farm is well situated for the A680 Manchester Road and road networks including the A56, M66 and M65.



Commute with convenience for work or retail therapy to the nearby towns of Rawtenstall, Bury and Manchester to the south, with Burnley, Blackburn and Preston also accessible to the north.

Families are well served by local primary and secondary schools in nearby Helmshore and Haslingden including Haslingden High School and Sixth Form, Haslingden Primary School, Helmshore Primary School and St Veronica's Roman Catholic Primary School in Helmshore.

Whether you are seeking a secluded sanctuary in the countryside in which to rear animals, grow your own and live 'The Good Life', or seek to develop your dream home in a peaceful location close to all the conveniences of towns and road links, Hud Hey Farm is a home brimming with potential in a peaceful, rural setting.

FREEHOLD
COUNCIL TAX BAND B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Hud Hey Farm, Martin Croft Road, Haslingden
Total Approx. Floor Area 3133 Sq.ft. (291.1 Sq.M.) Excluded Car Port

Surveyed and drawn by Lens Media 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.



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To view Hud Hey Farm
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