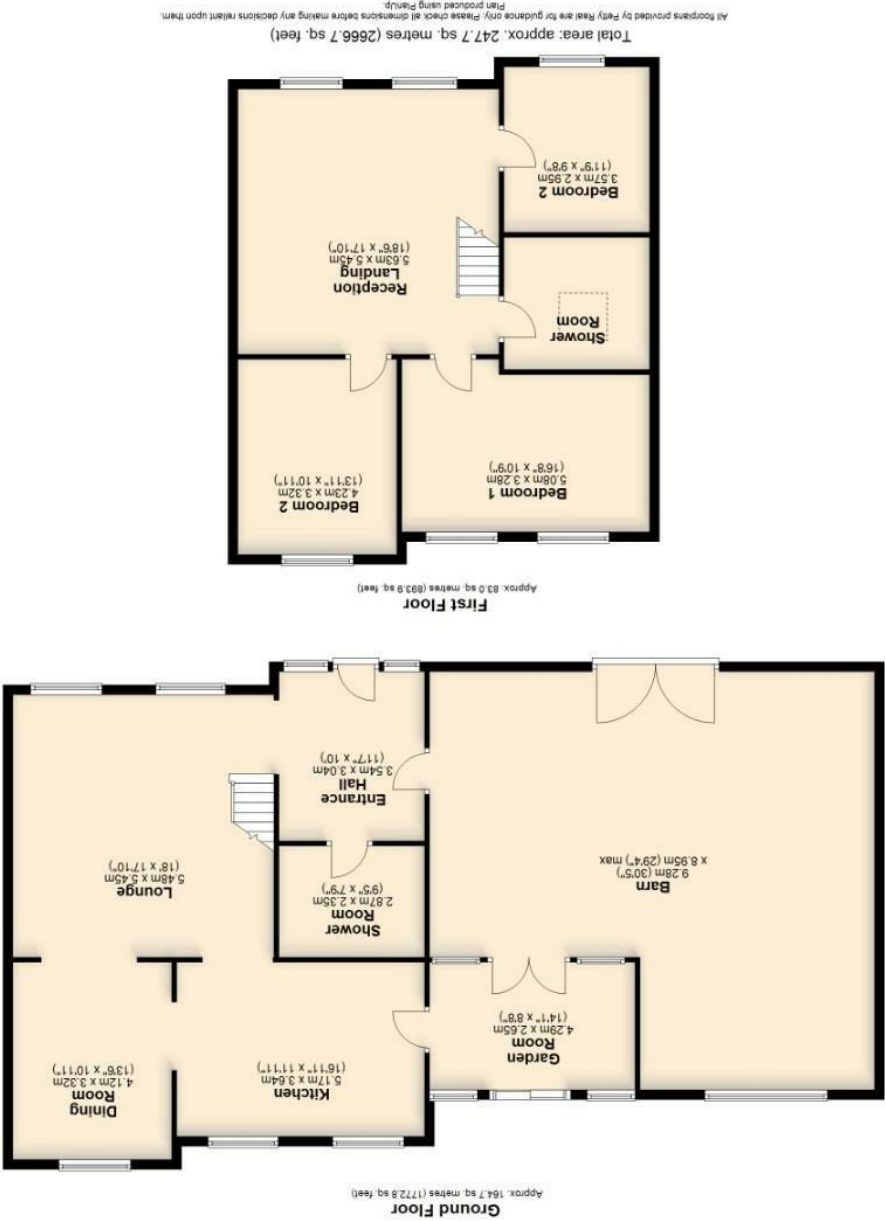


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Haggate Gate Farm  
Burnley Road  
Colne  
BB8 8JD

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Council Tax Band: C



Haggate Gate Farm is a charming detached farmhouse on Burnley Road in Colne, offering a unique combination of character, space, and future potential.

### Description

Haggate Gate Farm is a charming detached farmhouse located on Burnley Road in Colne, offering a unique blend of character, space, and future potential. The property includes an unconverted attached barn, presenting an exciting opportunity for development, subject to the necessary planning permissions. With its traditional design and spacious layout, this home is perfect for those seeking a well-connected yet private residence.

The ground floor features a welcoming porch leading into an entrance hallway, providing access to the main living spaces. The lounge is a cosy yet spacious room, ideal for relaxation, while the separate dining room offers a fantastic setting for family meals and entertaining. Access to the cellar. The fitted kitchen is well-appointed, ensuring convenience for everyday cooking. A garden room at the rear of the property provides a bright and airy space, benefiting from plenty of natural light and views of the outdoor space.

A key feature of the ground floor is the additional shower room located off the hallway, providing extra convenience for residents and guests. This addition enhances the practicality of the home, making it suitable for modern family living. The combination of multiple reception rooms and well-planned facilities ensures comfort and flexibility for a variety of needs.

On the first floor, a generous reception landing adds to the character and versatility of the home. This space could function as an additional sitting area, a study, or a home office. There are three well-proportioned double bedrooms, each offering ample space and natural light, making them ideal for families or those who require extra room for guests. A family bathroom completes the first-floor accommodation, featuring essential amenities for a comfortable lifestyle.

Externally, the property features a large rear garden, providing plenty of space for outdoor activities, gardening, or potential landscaping projects. The outdoor area offers an excellent opportunity for creating a private and enjoyable extension of the home.

A part-built garage to the side of the property adds further potential for storage, parking, or conversion into a workshop or additional living space. This extra facility enhances the practicality of the home, catering to those who require additional workspace or vehicle storage.

One of the standout features of Haggate Gate Farm is its fantastic location. Positioned near the M65, the property benefits from excellent transport links, making commuting and travel convenient. The nearby Boundary Retail Park offers a variety of popular shops, while Asda and other supermarkets are within easy reach, ensuring that everyday essentials are never far away.

Despite its well-connected location, the property provides a sense of privacy and space, making it an ideal choice for those seeking a balance between accessibility and a peaceful home environment. The combination of generous indoor and outdoor areas offers potential buyers the flexibility to create their ideal living space.

Whether you are looking for a characterful family home or a property with development potential, Haggate Gate Farm presents an exciting opportunity. The unconverted barn and part-built garage offer additional possibilities for expansion, subject to planning permission.

Overall, this unique farmhouse combines traditional charm with modern convenience. With its spacious interiors, excellent location, and exciting potential for future projects, Haggate Gate Farm is a rare find in today's market.

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