

5 Bed Detached

£1,800,000



## Thorney Mill Road SL0 9AR

A well presented & spacious 4 bedroom, 3 bathroom detached house set within 5.86 acres of land backing on the Colne Brook River & Goodwins Pool Lake. This exceptional detached home benefits from a beautiful rear garden with fantastic swimming pool. There is also a large self contained detached annexe along with 3 sizeable outbuildings along with off street parking for 20 / 30 vehicles. The 5.65 acres of land comes with various equestrian stables, paddocks and livestock facilities. Ideal for several purposes such as equestrian use, stables, kennels, raising & breeding animals, vehicle storage or mobile home / static caravan site potential (stp)

## Accommodation

4 bed, 2 bathroom det house with pool

3 reception rooms

kitchen / breakfast room

conservatory

sauna & laundry room

separated detached annexe

parking for 25 /30 vehicles

parking for 30 vehicles

## Ground Floor

**entrance hall** - fitted carpet, wall mounted Victorian style lighting & side aspect double glazed window

**living room** - 23' 9" x 13' 1" (7.24m x 4m) front aspect double glazed window, radiator, fitted carpet, open fireplace, rear aspect double glazed door leading to rear garden, door to inner hallway, staircase to first floor

**inner hallway** - laminate flooring, radiator & doors to

**office** - fitted carpet & door

**dining room** - 13' 7" x 13' 6" (4.15m x 4.12m) radiator, fitted carpet, sliding door to conservatory, opening to office

**conservatory** - 13' 7" x 9' 10" (4.15m x 3m) radiator, vinyl flooring & double glazed doors leading to rear garden

**kitchen** - 19' 5" x 8' 10" (5.92m x 2.7m) range of eye & base level units, single bowl sink unit with mixer tap, cooker point, space for American style fridge freezer, tiled flooring, rear aspect double glazed window & door

**bathroom** - 8' 11" x 5' 6" (2.72m x 1.7m) panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls & floor, inset lighting, separate shower cubicle & frosted double glazed window

**sauna** - 8' 7" x 4' 6" (2.63m x 1.38m) tiled flooring, lighting & door to laundry room

**laundry room** - 10' 9" x 4' 11" (3.3m x 1.5m) enclosed shower cubicle, space and plumbing for washing machine, tumble dryer & tiled floor

**first floor landing** - fitted carpet & access to loft

**bedroom 1** - 9' 2" x 9' 2" (2.8m x 2.8m) rear aspect double glazed window, radiator, fitted carpet, fitted wardrobe and door to en suite

**en suite shower room** - 9' 2" x 3' 7" (2.8m x 1.1m) walk in shower cubicle, inset wash hand basin with cupboards under, low level wc, part tiled walls, vinyl flooring, inset lighting & front aspect frosted double glazed window



**bedroom 2 - 14' 6" x 12' 9" (4.42m x 3.9m)** front aspect double glazed window, radiator, fitted carpet & fitted wardrobe

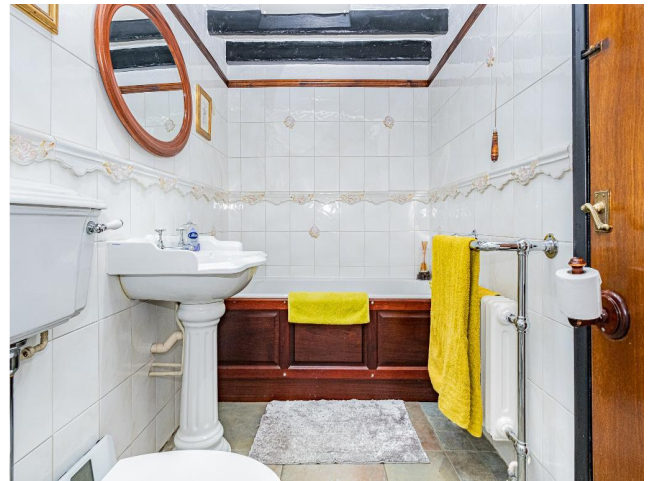
**bedroom 3 - 14' 5" x 9' 2" (4.4m x 2.8m)** side aspect double glazed window, radiator, fitted carpet & fitted wardrobe

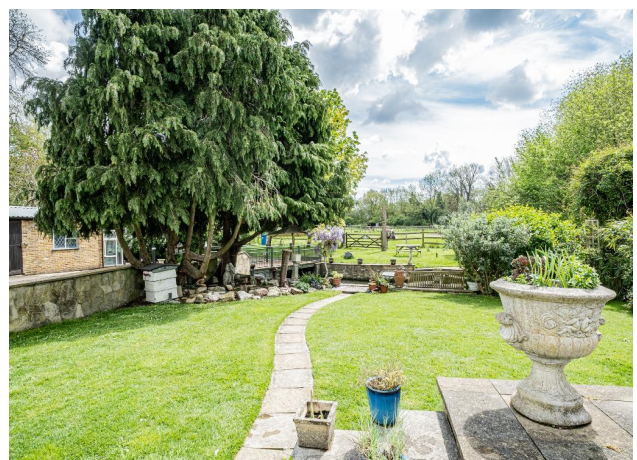
**bedroom 4 - 9' 6" x 8' 6" (2.9m x 2.6m)** front aspect double glazed doors leading to balcony with breath taking views over land to the rear, radiator, fitted carpet & fitted wardrobes

**detached annexe - 36' 1" x 18' 0" (11m x 5.5m)** ( maximum measurement) comprises of an studio area with kitchen, inner hallway, shower room & double bedroom

**external** - approached via shared driveway access by electric gate, off street parking for over 20 vehicles, 3 large outbuildings, attractive lawned rear garden with patio area, enclosed by wooden fencing and over looking swimming pool and backing onto Colne Brook River & Goodwins Pond Lake

**additional land** - Included in the sale is 5.65 acres of land with several stables and livestock facilities. Ideal for several purposes such equestrian use, stables, kennels, raising & breeding animals, vehicle storage or mobile home / static caravan site potential (stp)





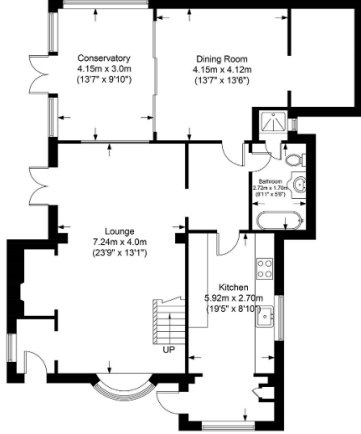
Approximate Gross Internal Floor Area : 150.81 sq m / 1623.30 sq ft

Outbuilding 1 : 39.77 sq m / 428.08 sq ft

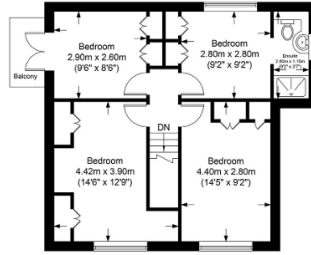
Outbuilding 2 - (8.90m x 3.20m = 29'2" x 10'5")

Outbuilding 3 - (9.20m x 3.60m = 30'2" x 11'9")

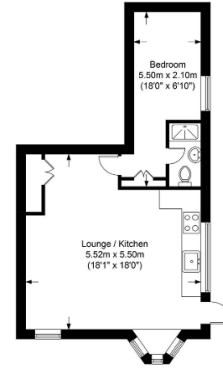
Outbuilding 4 - (7.10m x 4.15m = 23'3" x 13'7")



Ground Floor



First Floor



Outbuilding 1

Illustration purposes only. All measurements are approximate.