



## Lane Ends Farmhouse, Brogden Lane, Barnoldswick, Lancashire. BB18 5XE

A truly delightful family residence, this immaculately presented Grade II listed detached farmhouse has been extensively renovated and refurbished to a very high standard by the current owner and must be viewed in order to fully appreciate all this stunning home has to offer. Located in a highly sought after area on the outskirts of Barnoldswick, close beautiful open countryside, yet only about half a mile from the town centre, this extremely alluring abode is full of character, with fabulous mullioned windows in the front elevation and stone and timber features, combined with quality contemporary fixtures and fittings and also has the considerable advantage of a double garage, ample parking for multiple cars/vehicles and a huge carport, with a second garage attached.



**Offers Around £525,000 Freehold**



## PROPERTY DESCRIPTION

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Complemented by double glazing and gas central heating, run by a condensing combination boiler, the generously proportioned accommodation briefly comprises a spacious dining room, featuring an imposing stone fireplace, fitted with a multi-fuel stove, and a mullioned window, with a window seat, and a lovely lounge, which also has a splendid stone fireplace, fitted with a multi-fuel stove, and a mullioned window, with a window seat. There is a reception hallway, which is partially open plan with the dining room and has an open staircase leading up to the first floor, an attractively furnished kitchen, equipped with plenty of modern shaker style units and including a built-in Neff electric double oven and a five-ring gas hob, a rear entrance hallway and a particularly useful utility room. Also on the ground floor is a fully tiled, three piece shower room and another noteworthy asset is the study/home office, which has an internal door giving access into the large, attached double garage, from which there is access into a gym room at the back of the garage.

On the first floor there are three double bedrooms, two of which are extremely spacious, with both having mullioned windows and window seats, and a luxurious, four piece family bathroom, fully lined with pvc 'wet wall' style panelling and fitted with a white suite, including a double size shower unit.

To the front of this most enticing dwelling is charming, raised cottage style garden, bordered by stone walls, with lawns on either side of a central stone flagged pathway, which leads from a pedestrian entrance gate to the front door and extends down one side of the house to the rear. There are also stone flagged patios, a further crazy paved patio area, flowerbeds, privet hedging and shrubs. The area at the rear is divided into two, with both being laid with crazy paving, and there are also raised garden beds and a stone outbuilding. The gravelled driveway and exceptionally large, gravelled parking area is accessed through a five-barred wooden gate and allows abundant parking space for several vehicles, as well as the facility to store a caravan or motorhome too. This also extends to an upper level, where there is a substantial carport, with an attached second garage. There is also a secluded, enclosed, private and covered area where a Lay-Z-Spa hot tub and seating area is located, which is accessed from the rear of the house. NO CHAIN INVOLVED.

## FEATURES

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- Det'chd Grade II Farmhse in Desirable Loc
- Extensively Renovated & Refurbished
- Spacious Lounge with Impressive Fireplace
- Delightful Dining Rm & Reception Hallway
- Stylish Ftd Kitchen inc. Dble Oven & Hob
- Utility Rm, Home Office, GF Shower Rm
- 3 Double Bedrms, Fabulous 4 Pc Bathrm
- Charming Garden & Abundant Parking
- Double Garage & Gym Room
- Carport with Attached 2nd Garage
- Spacious, Immaculate Family Residence
- Exquisite, Beautifully Presented Abode



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance

Solid oak entrance door, opening into the dining room.

### Dining Room

14' 10" plus recess x 13' 5" (4.52m plus recess x 4.09m)

Partially open plan with the reception hallway, this spacious room features a splendid stone fireplace, fitted with a multi-fuel stove, set on a raised stone hearth. This lovely room also has double glazed mullioned windows, overlooking the front garden and fitted with a window seat, exposed beams to the ceiling, two radiators, television and telephone points.

### Lounge

15' 0" x 11' 11" (4.57m x 3.63m)

As with the dining room, the generously proportioned lounge also has double glazed mullioned windows, which has a window seat, exposed beams to the ceiling and an impressive stone fireplace, fitted with a multi-fuel stove, set on a raised stone hearth. Radiator, wall light points and a television point.

### Inner Reception Hall

13' 6" x 8' 11" reducing to 6'1 (4.11m reducing to 1.85m x 2.72m)

With an open, return staircase to the first floor, which has a pvc double glazed window on the half landing and an under-stairs storage cupboard, this good sized hall could be utilised for many purposes, including a study. PVC double glazed window, radiator, exposed beams and wall light point.

### Kitchen

11' 9" plus recess x 8' 8" (3.58m plus recess x 2.64m)

The kitchen is attractively furnished with modern shaker style units, has laminate worktops, with matching splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in Neff electric double oven/grill and a five ring gas hob, with a stainless steel extractor canopy over, a pvc double glazed window, radiator, downlights recessed into the ceiling and luxury vinyl flooring.

### Rear Entrance Hallway

Built-in cupboard, housing the gas condensing combination central heating boiler, wall mounted coat hooks, wood effect laminate flooring and pvc double glazed, frosted glass external door.

### Utility Room

8' 9" x 5' 11" (2.67m x 1.80m)

The utility room has fitted base units, laminate worktops and splashbacks, a Belfast style sink, plumbing for a washing machine and space for a tumble dryer. PVC double glazed window and tiled floor.

### Study/Home Office

8' 7" x 7' 2" (2.62m x 2.18m)

This room is currently used as an office and has wood effect laminate flooring, a radiator and doors giving access into the ground floor shower room and internal access to the garage.

### Ground Floor Shower Room

Fully tiled and tastefully furnished with a modern three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin, with a mirror fronted cabinet above. PVC double glazed, frosted glass window, pvc lined ceiling, radiator and wood effect laminate flooring.

## First Floor

### Landing

Wall light points

### Bedroom One

13' 1" to wardrobe fronts x 11' 7" to wardrobe fronts plus recesses (3.99m to wardrobe fronts x 3.53m to wardrobe fronts plus recesses)

This large double room is extensively fitted with an abundance of wardrobe space, shelved cupboards and drawers. Radiator and double glazed mullioned windows, with a window seat.

### Bedroom Two

15' 2" x 11' 11" (4.62m x 3.63m)

Another big double room, with a radiator and double glazed mullioned windows, with a window seat.

### Bedroom Three

11' 11" x 9' 7" (3.63m x 2.92m)

This third double room has a pvc double glazed window, with a pleasant open aspect, a radiator and built-in storage cupboards.

### Bathroom

9' 4" x 7' 1" (2.84m x 2.16m)

Fully lined with pvc 'wet wall' style panelling, the house bathroom is stylishly and attractively furnished, fitted with a modern four piece white suite, comprising a bath, a double size shower cubicle, which has a fixed 'rainfall' style shower head as well as an additional flexible hand-held shower head, a w.c., and a

pedestal wash hand basin, with a mirror fronted cabinet above. Tile effect laminate flooring, chrome finish radiator/heated towel rail, a pvc double glazed, frosted glass window, extractor fan and downlights recessed into the pvc lined ceiling.

## Outside

### Gardens & Grounds

The raised, cottage style front garden is mainly lawned, with a central stone flagged pathway leading from the pedestrian entrance gate to the front door. There are two stone flagged patios directly in front of the house, one of which extends down one side of the property to the rear, a crazy paved patio, shrub borders and a mature privet hedge running the full length of one side of the property.

The grounds and gardens are encircled by substantial natural stone walls and there are two imposing stone gate posts on either side of a timber five barred gate, which opens onto a large gravelled driveway, which provides abundant off road parking for several cars, including space for a motorhome or caravan. The gravelled drive extends into an upper section of garden, which is also gravel covered and surrounded by substantial timber fencing, providing some screening for privacy. There is also a decked area, which is covered and on which sits a Lay-Z-Spa hot tub. Also on this upper level is a seating area, external power points and steps leading to the side/rear of the house.

Directly to the rear of the house is a crazy paved area, with raised garden beds, which is separated into two parts with a stone wall and gate between the two areas. There is also a stone built outbuilding, external light and cold water tap.

### Garage

18' 9" x 15' 7" (5.71m x 4.75m)

The attached double garage has a remote controlled up and over door, pvc double glazed, frosted glass windows, fitted shelving and electric power and light. A frosted glass, aluminium internal door gives access into the adjoining gym.

### Gym

8' 10" x 6' 0" (2.69m x 1.83m)

Suitable for a number of purposes, this room is currently used as a gym and has a pvc double glazed, frosted glass window, wood finish laminate flooring and electric power and light.

### Car Port & Attached Garage

Garage - 23' 4" x 10' 1" (7.11m x 3.07m)

Car Port - 23' 9" x 18' 6" (7.24m x 5.64m)

The huge and very substantial timber car port is yet another advantageous attribute. A personal door gives access from the carport to the an attached timber garage, which has double doors to allow vehicular access.

### CCTV

The farmhouse has 360 degree professionally installed CCTV with a hard drive that stores footage for a month.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and at the T junction turn left, then go straight ahead at the mini roundabout into Gisburn Road. Go past the two parades of shops on the left, continue down the hill past the turning for Gledstone View on the right and then the turning into Brogden Lane is the fourth on the left and the house is the first one on the right.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

### Disclaimer

Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs - Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

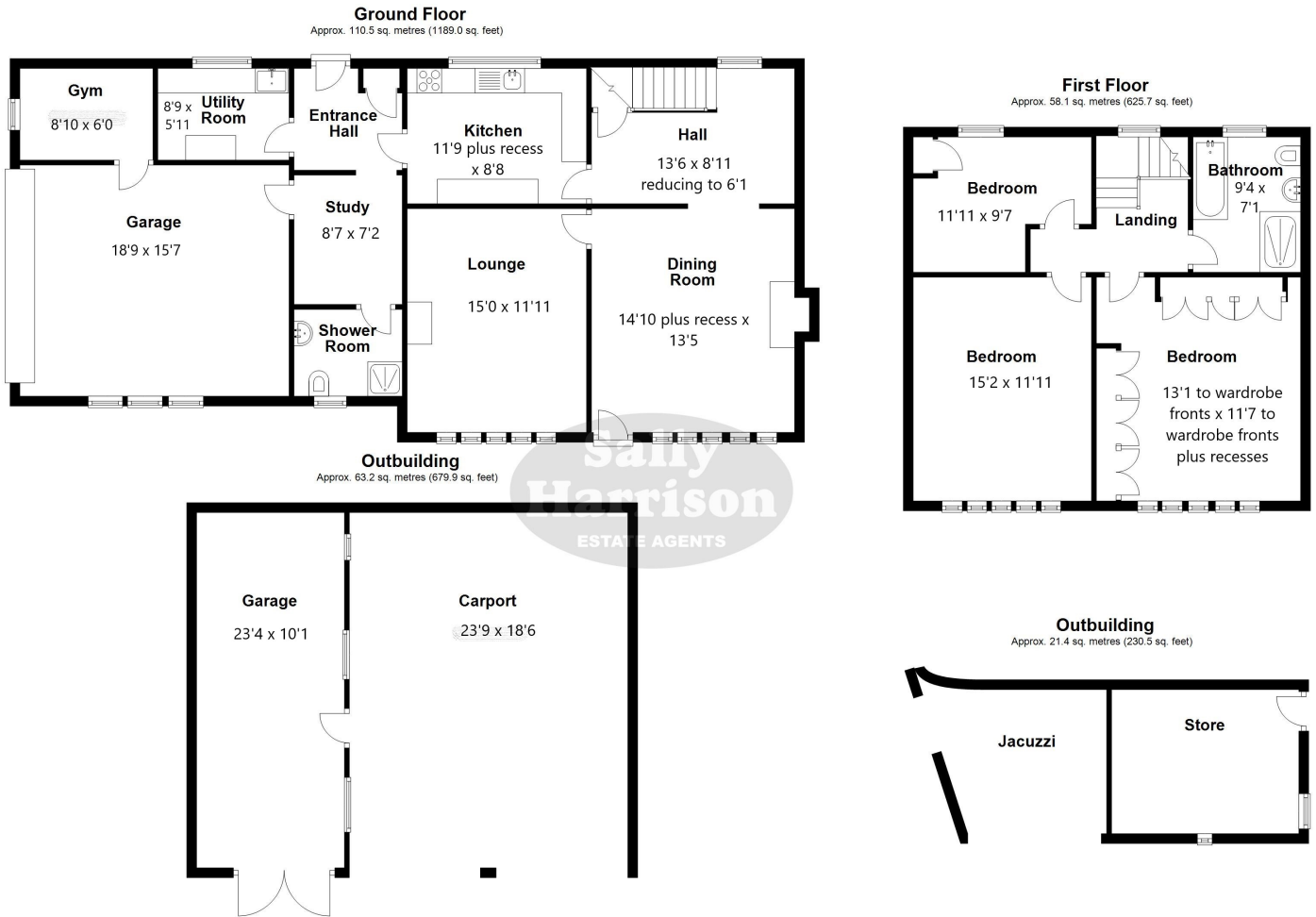
### House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

### 0432311



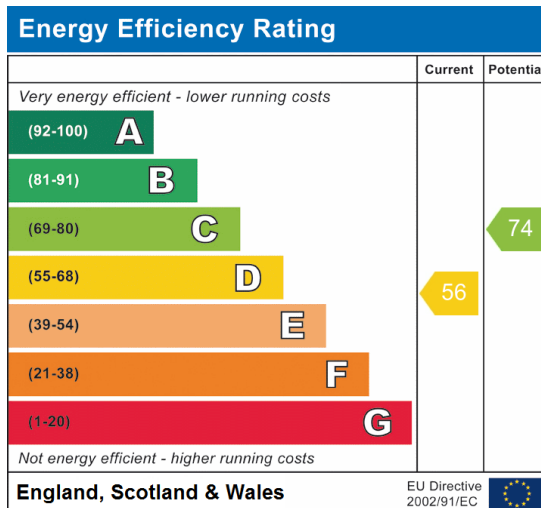
# FLOORPLAN & EPC



Total area: approx. 253.2 sq. metres (2725.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.



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