



Honeywell
SELECT

7 Applegarth, Barrowford BB9 6RR

Individual stone built detached house
Offers over £550,000



- Individual detached house
- Large private mature gardens
- Quiet location
- 5 bedrooms, 3 en-suites
- Open plan accommodation
- 299 m² (3,205 sq ft)

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

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7 APPLGARTH BARROWFORD, BB9 6RR

A large stone built individual detached house set on a fantastic sizeable plot with beautiful mature gardens and only a five minute drive from the centre of Barrowford and the M65 motorway. With accommodation arranged over two floors, this spacious family home has five bedrooms, three with en-suites, which would suit most families. The ground floor offers a contemporary layout with a very imposing open plan area housing the lounge, dining and kitchen space. Situated to the rear of the house is a separate large sitting room overlooking the rear garden. The house benefits from modern fixtures and fittings with a high gloss kitchen and granite work surfaces, modern bathrooms with spa baths and a steam shower, solid oak flooring and modern recessed down lighting. Externally the house is set in large mature gardens with various patio areas. Vehicle entrance is through automated gates leading to ample parking and a large detached garage. An internal inspection is essential to fully appreciate what this property has to offer.

LOCATION: From our Barrowford office continue along Gisburn Road in the direction of Nelson. At the roundabout take the last exit onto the A6068 towards Fence. Carry straight on at the next roundabout and then take the first right into Carr Hall Road and then right again into Applegarth. The house can be found on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCHWAY: With glazed front door and picture window overlooking the front garden, tiled floor, feature exposed stone.

OPEN PLAN DINING HALL, LOUNGE AND KITCHEN



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DINING HALL: 6.6m x 6.8m (21'5" x 22'0"); with coved cornicing, recessed spotlighting, solid oak flooring, glazed French doors opening onto the garden, feature return staircase with spindles and balustrade, under stairs storage cupboard, open to:

LOUNGE: 5.0m x 3.9m (14'1" x 22'0"); with coved cornicing, recessed spotlighting, television point, solid oak flooring, feature inset gas fire, 'Sonas' integrated speaker system, patio doors opening onto the decked patio area.

KITCHEN: 8.4m x 4.3m narrowing to 3.3m (27'5" x 14'3" narrowing to 10'10"); attractive modern range of high gloss walnut wall and base units with complementary black granite work surfaces and green glass tiled splashback, under unit lighting, 1½ bowl stainless steel sink drainer unit with drainer carved into granite, integrated stainless steel electric oven, integrated dishwasher, central island unit with granite work surface housing 4-ring ceramic hob with curved glass and stainless steel extractor canopy over, breakfast bar, 'Karndean' flooring, seating area, 'Velux' window, television point.

HALLWAY: With glazed door to garden.

UTILITY ROOM: 2.7m x 2.3m (8'10" x 7'8"); fitted base cupboards with complementary work surfaces, 2-bowl stainless steel sink unit, oak flooring, 'Velux' window, plumbing for washing machine, door to:

CLOAKROOM: 2.6m x 2.3m (8'7" x 7'8"); with 2-piece white suite comprising low suite w.c. with push button flush, wall hung hand washbasin with chrome tap, oak flooring, partially tiled walls, storage cupboards.

SITTING ROOM: 6.9m x 4.9m (22'4" x 15'11"); glazed French doors with picture windows either side opening onto rear garden and patio area, 'Sonas' integrated speaker system, television point, recessed spotlighting.

BEDROOM FIVE: 3.8m narrowing to 3.3m x 5.2m (12'7" narrowing to 10'8" x 17'1"); with built-in double wardrobe, television point, recessed spotlighting.



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EN-SUITE SHOWER ROOM: Modern 3-piece suite comprising low suite w.c. with push button flush, glass hand washbasin with chrome mixer tap, corner steam shower enclosure with built-in radio and multi-jet shower, tiled walls, tiled floor, 'Velux' window.

FIRST FLOOR:

SPACIOUS LANDING: With feature window, galleried landing with spindles and balustrade, coved cornicing.

BEDROOM ONE: 4.5m x 4.2m (14'8" x 13'8"); with recessed spotlighting, coved cornicing, 'Sonas' integrated speaker system, television point, outlooks across the front garden.

EN-SUITE BATHROOM: With a 4-piece white suite comprising low suite w.c. with push button flush, vanity hand washbasin with chrome mixer tap and cupboards under, large spa bath with chrome taps, shower enclosure with 'Grohe' thermostatically controlled shower, partially tiled walls, laminate flooring, recessed spotlighting, wall light points.

DRESSING ROOM: 2.0m x 2.2m (6'7" x 7'3"); with built-in shelving and hanging.

BEDROOM TWO: 3.2m x 3.3m (10'7" x 10'10"); with window to side and rear elevation, coved cornicing.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity hand washbasin with chrome mixer tap and cupboards under, corner shower enclosure with thermostatically controlled shower, built-in storage cupboard and hanging space, tiled floor, partially tiled walls.

BEDROOM THREE: 3.7m x 3.4m (15'0" x 11'2"); with television point, coved cornicing, windows to side and rear elevation.

BEDROOM FOUR: 3.7m x 3.4m (12'2" x 11'3"); with built-in double wardrobe, laminate flooring, television point, coved cornicing, window to side elevation.

HOUSE BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal hand washbasin with chrome mixer tap, corner spa bath, tiled walls, tiled floor.

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OUTSIDE: The property occupies a large plot with paved pathway to front door and private parking space, a side driveway through wooden electrically operated remote control gates leading to Tarmac parking area with ample parking and turning and access to a **DETACHED DOUBLE GARAGE** 5.8m x 6.8m (19'2" x 22'4") with remote controlled electrically operated up and over door, power, light and personal door to the side. There is a large mature front garden with mature trees, lawn and planting borders, timber boundary fence, decked patio area with pond and water fountain, access along the side of the house leading to a large rear garden with paved patio area, lawn, mature trees, well stocked planting borders with flower beds.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

SERVICES: Mains water, gas, electricity and drainage are connected.

TENURE: We have been informed by the owners that the property is freehold.



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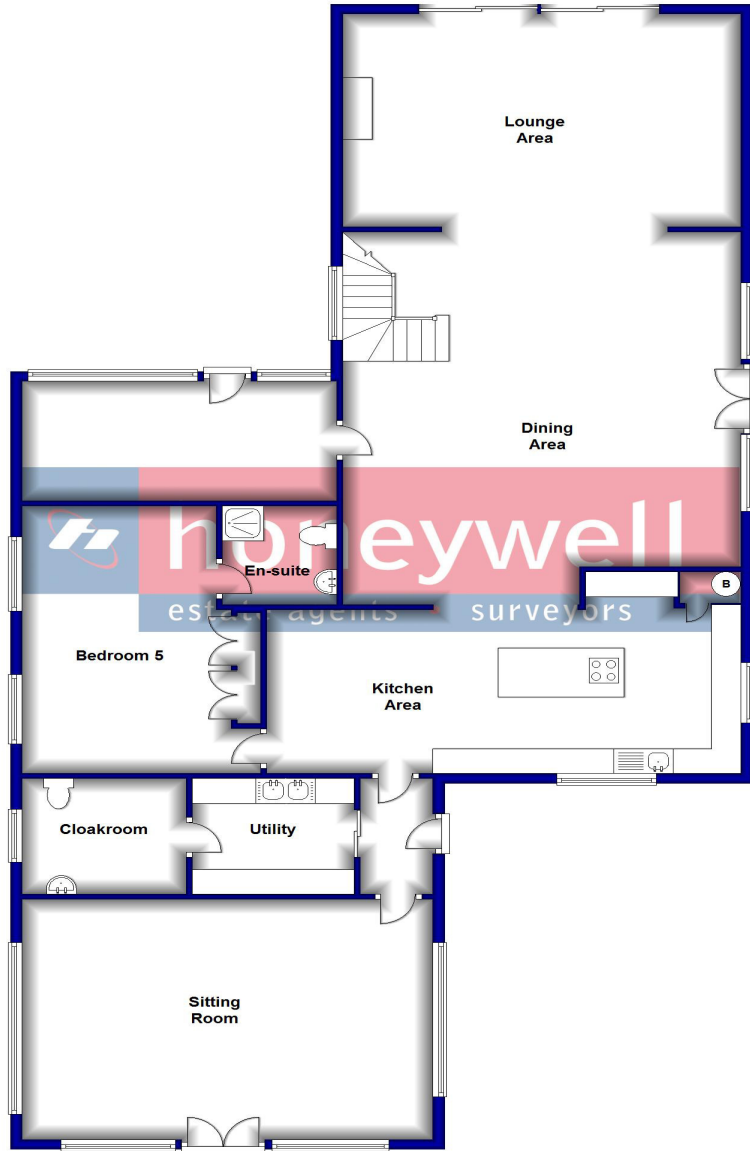


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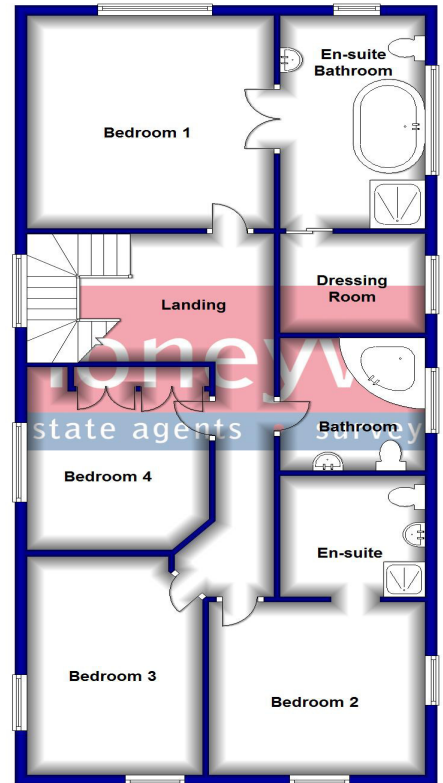
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Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using The Mobile Agent.

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*, 7 Applegarth, Barrowford, BB9 6RR.
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