



**Honeywell**  
SELECT

## Altham House, Burnley Road, Altham

Imposing mature stonebuilt detached house

**OFFERS OVER £500,000**



- Outstanding extended accomm.
- 6 flexible bedrooms, 3 en-suites
- Deceptive plot, parking & garage
- Stunning gardens & rear views
- 5 sizeable receptions & kitchen
- 326 m<sup>2</sup> (3,500 sq ft)

Clitheroe

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Barrowford

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# ALTHAM HOUSE

## ALTHAM, BB5 5UL

This imposing individual mature stonebuilt property occupies a wonderful position just set back off Burnley Road within the lovely village of Altham, with outstanding rear views over adjoining fields and a truly convenient location for those wishing to commute with excellent local transport links and motorway networks close by. Altham House is a stunning, superbly extended residence with character which has been beautifully converted by its current owners to provide delightful impressive family accommodation incorporated with an array of modern luxuries of fantastic quality throughout. Internally the sizeable accommodation offers a great deal of flexibility and boasts five impressive reception rooms which includes the magnificent rear extended lounge adjoining the garden. There is a modern fitted 'Mills and Scott' luxury kitchen, separate breakfast room, utility, cloakroom and additional fabulous storage and workshop area in the cellar. In total the house affords six generous bedrooms, three on the first floor enjoying modern en-suite shower rooms and there is a contemporary four piece family bathroom.

Set on a considerable plot this house has ample private parking and a separate garage and offers attractive surrounding landscaped lawned gardens and decked patio areas with superb rear privacy enjoying the rural open panoramic views. Viewing is essential to appreciate this delightful setting and incredible property.

**LOCATION:** From our Barrowford office travel straight along the Barrowford Road bypass A6068 for approximately 6 miles. At the second set of traffic lights turn right onto Blackburn Road A678, continue straight over the roundabout which leads into Burnley Road, the property can be found at the second turning on the right hand side.

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

**ENTRANCE PORCH:** External wood glazed front door, tiled flooring, wall light points and glazed internal door to:-

**HALLWAY:** Spacious L-shaped area, dado rail, picture rail, wall mounted alarm control panel, solid oak wooden flooring, attractive spindle staircase leading to first floor, door and staircase leading down to cellar.



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**CLOAKROOM:** Spacious 2-piece white suite comprising low suite w.c. with push button flush, pedestal hand washbasin, solid oak wooden flooring, partially tiled walls, extractor fan, dado rail.

**LOUNGE:** 8.9m x 4.6m (29'0" max, 15'7" min x 14'11"); with coved cornicing, windows to the side and front elevation with superb open outlooks across neighbouring fields, dado rail, wall light point, television point, attractive feature wooden fireplace surround with tiled inset and granite hearth housing cast iron coal effect 'Living Flame' gas fire, double opening doors leading through to:-

**DINING ROOM:** 4.7m x 4.4m (15'3" x 14'6"); with coved cornicing, wall light points, decorative cast iron feature fireplace with tiled inset and hearth, telephone point, side PVC glazed door leading out to side patio garden, with delightful views and outlooks over adjoining fields, internal doors leading through to kitchen and games lounge.

**KITCHEN:** 4.1m x 3.0m (13'6" x 9'11"); stunning 'Mills and Scott' fitted kitchen with an attractive range of maple style wall and base units with complementary granite working surfaces and splashback, 1.5 bowl integral 'Franke' stainless steel sink drainer unit with chrome mixer tap, built-in wine rack, deep fitted pan drawers, a range of integrated appliances including dishwasher, fridge freezer, 'Bosch' double electric oven with 4-ring 'De Dietrich' induction hob with fitted extractor filter canopy over, kick plinth heater, halogen ceiling spotlights, 'Travertine' effect porcelain tiled flooring, wood glazed door to side, open arch leading through to:-

**BREAKFAST ROOM:** 3.7m x 2.6m (12'0" x 8'6"); 'Travertine' porcelain tiled flooring, internal door to games lounge.

**SITTING ROOM (front):** 4.8m x 4.1m (15'8" x 13'7"); with coved cornicing, television point, wall light points.

**UTILITY ROOM:** 2.7m x 1.3m (8'10" x 4'4"); range of oak style fitted wall and base units with complementary laminate working surfaces, space for fridge and freezer, ceramic tiled flooring.

**CELLAR:** 2.6m x 1.8m (8'6" x 5'9"); staircase down from hallway with built-in shelving, leading to:-



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**BOILER/UTILITY ROOM:** 4.6m x 3.8m (14'11" x 12'5"); window to side elevation, one floor and one wall mounted gas central heating boiler, 'Belfast' sink, laminate flooring, and plumbing for washing machine.

**SIDE CELLAR STOREROOM/WORKSHOP:** 2.8m x 1.3m (9'1" x 4'3"); with power and lighting.

**To the rear is an outstanding, single storey extension offering superb flexibility for a separate annexe or impressive further living space which comprises:-**

**GAMES LOUNGE ROOM:** 5.4m x 4.1m (17'9' x 13'4"); with coved cornicing, television point, laminate flooring, dado rail, beautiful side open views.

**L-SHAPED REAR HALL:** With coved cornicing, dado rail, loft access.

**BEDROOM FIVE:** 5.1m x 2.6m (16'9" x 8'6"); with coved cornicing, television point.

**BEDROOM SIX/STUDY:** 4.2m x 2.7m (13'10" x 8'10"); with coved cornicing, lovely open aspects across neighbouring countryside.

**SHOWER ROOM:** 2.7m x 1.5m (9'0" x 4'9"); modern 3-piece white suite comprising separate shower enclosure with thermostatically controlled shower, low suite w.c., pedestal hand washbasin with mixer tap, ceiling spotlighting, partially tiled walls, ceramic tiled flooring.

**2<sup>ND</sup> LOUNGE (rear):** 8.2m x 3.9m (26'9" x 12'9"); superbly generous with coved cornicing, solid oak wood flooring, television point, PVC 'French' doors leading out to garden, attractive outlooks over rear garden and views beyond adjoining open countryside.

#### FIRST FLOOR

**LANDING:** Spacious area with attractive spindle balustrade, window to front elevation, seating/snug area, dado rail, picture rail, loft access.

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**BEDROOM ONE (front):** 4.9m x 4.3m (16'2" x 14'0"); with coved cornicing, television point.

**EN-SUITE SHOWER ROOM:** 4-piece modern white suite comprising pedestal hand washbasin with mixer tap, bidet with mixer tap, low suite w.c. with push button flush, double shower enclosure with thermostatically controlled shower, halogen ceiling spotlights, partially tiled walls, ceramic tiled flooring.

**BEDROOM TWO (front):** 4.6m x 3.3m (15'2" x 10'11"); with coved cornicing, television point.

**EN-SUITE SHOWER ROOM:** 3-piece modern white suite comprising separate shower enclosure with thermostatically controlled shower, pedestal hand washbasin, low suite w.c. with push button flush, attractive wooden flooring, partially tiled walls, extractor fan, halogen ceiling spotlights.

**BEDROOM THREE (side):** 4.8m x 3.1m (15'7" x 10'2"); with coved cornicing, wall light points, television point.

**BEDROOM FOUR (L-shaped room):** 4.7m x 4.6m (15'3" max, 8'1" min x 15'0" max, 6'7" min); with coved cornicing, stunning elevated views over adjoining open fields, halogen ceiling spotlights.

**EN-SUITE SHOWER ROOM:** 3-piece modern white suite comprising low suite w.c. with push button flush, pedestal hand washbasin, separate shower enclosure with thermostatically controlled shower, oak style laminate flooring, partially tiled walls, halogen ceiling spotlights, open views.

**HOUSE BATHROOM:** Generous luxurious 4-piece white suite comprising feature 'Victoria & Albert' freestanding roll top bath with central chrome taps, pedestal hand washbasin with mixer tap, low suite w.c. with push button flush, separate shower enclosure with thermostatically controlled shower, halogen ceiling spotlights, partially tiled walls, ceramic tiled flooring, stunning open aspects and attractive views over adjoining fields.

**OUTSIDE:** To the front is an extensive hard standing driveway with stone turning circle providing ample private parking for at least 8 cars which leads to a side stone chipped driveway with access to a detached SINGLE GARAGE (20'6" X 10'11") with up and over door, power and lighting. Attractive well appointed front garden area largely laid to lawn with mature established borders with shrubs and trees and pergola area with stone chippings. Side gate access reveals a deceptive tucked away sun haven with a beautiful timber decked side patio area with outlooks over adjoining fields. To the rear is a wonderful superbly landscaped garden offering fabulous rural views adjacent to delightful farmland and open fields and neighbouring villages and countryside, with a generous lawned area with planted garden borders and mature trees and shrubs, raised feature railway sleeper bedding areas and lovely raised timber decked patio area with spindle balustrade, this lovely open space has been designed to be enjoyed with a bespoke hand crafted bar area and built-in fire pit. Cold water taps and external power points to the garden areas with stone boundary wall. A free standing hot tub is available by separate negotiation.

**HEATING:** Gas fired central heating system complemented by double glazing in PVC frames.

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

**ENERGY PERFORMANCE:** The energy rating is E. Council Tax Band G.

**VIEWING:** By appointment with our office.

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*Altham House, Burnley Road, Altham BB5 5UL.  
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