



Honeywell
SELECT

Stoneleigh, Dutton PR3 2YT

Large stone period family house

£825,000



- 4 dbl bedrooms, 3 bathrooms
- Formal gardens, open views
- Double garage, open car port
- 4 receptions, bespoke kitchen
- Period character features
- 289 m² (3,116 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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STONELEIGH, DUTTON, PR3 2YT

A stunning period family house situated on a generous plot with beautiful formal gardens which adjoin open fields and offering views across neighbouring countryside. This desirable home benefits from excellent character features such as stone mullion windows, high ceilings, feature fireplaces, cornicing, picture rails and feature staircase coupled with the modern benefits such as a bespoke kitchen with granite working surfaces and modern bathrooms with underfloor heating. Internally the ground floor comprises a large front to back hallway; on one side there are two impressive reception rooms with feature fireplaces and mullion windows and on the other side is a sitting room, kitchen, snug, sun lounge, cloakroom and utility. The first floor is reached by an original staircase to a split level landing with four double bedrooms, en-suite shower room to the master and separate bathroom and shower room servicing the other bedrooms.

Externally the house is approached through automated gates leading to a large tarmac driveway providing ample parking and turning. There is a double garage with open car port providing covered parking for three more cars and an attached stable and workshop.

The beautiful formal gardens are mainly situated to the side and rear with lawns, well-stocked flower beds and mature trees. The rear and side boundaries adjoin open fields.

LOCATION: Dutton is situated close to Hurst Green on the B6243. Travelling from Hurst Green proceed straight on and after passing down the dip in the road and up the hill towards Dutton, the house can be found on the right hand side.

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

ENTRANCE PORCH: Through hardwood front door, feature exposed stonework and original half-glazed door leading to hallway.



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HALLWAY: Large impressive front to back hallway with feature plaster arch, coved cornicing, wall light points, original spindle return staircase off to the first floor, understairs storage leading to small wine cellar. The rear part of the hall has feature panelled walls to dado height, window and door to rear overlooking the rear garden.

DRAWING ROOM: 6.8m x 5.4m (22'3" x 17'7"); with coved cornicing, feature ceiling rose, attractive stone fire surround and hearth housing cast iron log burning stove, television point, picture rail, wall light points, feature mullion window overlooking side garden.

DINING ROOM: 5.5m x 4.2m (17'11" x 13'11"); with feature mullion window to side and rear elevations, picture rail, wall light points, feature fireplace with attractive stone surround and hearth housing cast iron log burning stove.

SITTING ROOM: 4.4m x 4.3m (14'4" x 14'2"); with recessed spotlighting, oak flooring and television point.

KITCHEN: 4.6m x 2.7m (15' x 8'9"); fitted bespoke kitchen with range of cream wall and base units with solid granite working surfaces and granite splashback with under unit lighting. Integrated appliances including fridge, dishwasher and microwave, Rangemaster range style cooker with 2 ovens, separate grill and 5-ring ceramic hob with extractor over, 1½ bowl single drainer sink unit with mixer tap, various larder storage cupboards, tiled floor, recessed spotlighting, wine rack.

REAR HALL/SNUG: 3.5m x 2.9m (11'6" x 9'6"); with television point, recessed spotlighting and storage cupboard.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and pedestal washbasin with chrome taps, coat hooks.

UTILITY ROOM: 3.4m x 2.8m (11'1" x 9'1"); floor-mounted oil central heating boiler installed in December 2014, space for fridge and freezer, plumbing for washer and space for tumble drier.

GARDEN FROM: 4.9m x 2.8m (16'1" x 9'1"); white PVC construction with insulated solid roof with recessed spotlighting, PVC French doors opening onto rear garden, feature tall central heating radiator, wall light points.



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FIRST FLOOR:

LARGE FEATURE SPLIT LEVEL LANDING: With coved cornicing, window to side elevation, original spindles and balustrade, space for desk and study area, airing cupboard with shelving for linen.

MASTER BEDROOM: 4.8m x 3.7m (15'7" x 12'1"); extensive range of fitted furniture with 2 built-in wardrobes with feature lighting and matching bedside cabinets, feature panelled walls to dado height, views across the rear garden and towards open countryside.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising pedestal washbasin with chrome taps, low suite w.c. and double shower enclosure with fixed glass panel and chrome fixed head shower, part-tiled walls, tiled floor with electric underfloor heating, recessed spotlighting, chrome heated ladder style towel rail.

BEDROOM TWO: 4.5m x 3.7m (14'10" x 12'2"); with 3 windows offering excellent views, recessed spotlighting.

BATHROOM: With modern 3-piece white suite comprising pedestal washbasin with chrome taps, low suite w.c. and free-standing roll top bath with chrome shower tap fitment, part-tiled walls, tiled floor with electric underfloor heating, recessed spotlighting, chrome heated towel rail.

BEDROOM THREE: 5.4m x 3.3m (17'8" x 10'10"); feature stone mullion window with outlooks across the side garden towards open countryside, coved cornicing, dado rail, built-in storage cupboard with shelving.

BEDROOM FOUR: 5.4m x 3.3m (17'8" x 10'10"); feature stone mullion window with excellent views, feature fireplace and double wardrobe with cupboards over.

SHOWER ROOM: With 3-piece white suite comprising pedestal washbasin with chrome taps, low suite w.c. and corner curved shower enclosure with fitted electric Mira shower, chrome heated ladder style towel rail, tiled floor, fully tiled walls and recessed spotlighting.

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OUTSIDE: The property is approached by stone gateposts and wooden automated gates leading to large driveway providing ample parking and turning. There is a double DETACHED GARAGE with power and light. To the front of the garage is a covered car port providing parking for a further 3 cars side by side. Attached WORKSHOP 3.2m x 3.0m (10'4" x 9'10") and attached STABLE 3.1m x 3.0m (10'2" x 9'10"). Large side garden with lawn, planting borders and mature trees, stone boundary wall adjoining the road and timber boundary fence to the side. To the rear is a good-sized lawned garden with stone pathways, well-stocked borders and planters, paved patio area with pergola, views across open fields, log store. Various outside lighting and floodlighting operated by timers.

SERVICES: Mains water and electric are connected. Drainage is via shared septic tank. Shared satellite broadband is connected.

HEATING: Oil fired central heating system complemented by sealed unit double glazing in hardwood frames. The oil storage tank is situated in the workshop.

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



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Stoneleigh

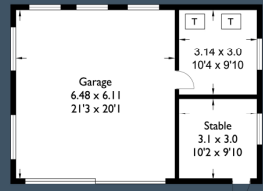
Approximate Gross Internal Area : 289.56 sq m / 3116.79 sq ft

Garage : 60.0 sq m / 645.83 sq ft

Total : 349.56 sq m / 3762.63 sq ft



For illustrative purposes only. Not to scale. Where every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage



Ground Floor



First Floor

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*Stoneleigh, Clitheroe Road, Dutton, PR3 2YT
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