



Honeywell
SELECT

Stonycrough, Dunsop Bridge BB7 3BB

Large extended executive detached house

£520,000



- 5 bedrooms & 2 en-suites
- Extended dining kitchen
- Large plot, lawned gardens
- Large lounge & log burner
- Open views to the rear
- 217 m² (2,335 sq ft) approx

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STONYCLOUGH DUNSOP BRIDGE

A large extended executive detached house, which is situated in this beautiful rural location within the Trough of Bowland, adjoining open fields and offering stunning views across open countryside. This spacious family house has a large front to back lounge with oak floor and log burner, there is a separate dining room and an extended living dining kitchen with large picture window facing the rear garden and open views. The first floor has five bedrooms with two en-suites and four-piece house bathroom. The house is in modern condition with up-to-date light oak PVC windows and doors, modern kitchen with a range of appliances and solid granite work surfaces, solid oak internal doors on the ground floor, oil fired central heating and integral double garage.

Externally the house is set on a large plot at the end of a private road. To the front the house faces trees and to the rear there is a large landscaped garden which adjoins open fields and offers stunning views of neighbouring countryside.

LOCATION: Travelling from Waddington proceed up Waddington Fell on the road to Newton. When entering the village of Newton turn left, signposted Dunsop Bridge. Proceed straight on for around 2.5 miles. Just before entering the village turn left on the right hand bend into a private road. Continue over the bridge and turn left passing the stone house on the right. At the end turn right and Stonyclough is the third house on the left.

ACCOMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALLWAY: through light oak PVC front door, coved cornicing, tiled floor and spindle staircase off to first floor.

CLOAKROOM: 2-piece Roca white suite comprising vanity washbasin with cupboards under and low suite w.c. with concealed cistern. Part-tiled walls, tiled floor and coved cornicing.



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LOUNGE: 7.2m x 4.4m (23'4" x 14'4"); front to back dual aspect lounge with coved cornicing, wall light points and television point. Feature limestone fireplace housing cast iron multi-fuel stove set on stone hearth, solid oak flooring and PVC patio doors to the rear opening onto stone patio.

DINING ROOM: 3.8m x 3.5m (12'6" x 11'6"); with coved cornicing.

EXTENDED OPEN PLAN LIVING DINING KITCHEN: 7.6m x 4.7m (24'9" x 15'6"); kitchen area with a modern range of oak wall and base units with complementary solid granite work surface and tiled splashback with under unit lighting. Fitted Rangemaster range style cooker with ceramic hob, 2 ovens and separate grill with matching extractor canopy over, full height integrated fridge and full height freezer, wine rack, central island unit with solid granite work surface and ceramic sink unit with mixer tap, integrated dishwasher, tiled floor. Dining and living area has recessed spotlighting, tiled floor with underfloor heating. Large picture window to the rear offering excellent views across the rear garden and towards Dunsop Fell and Newton, large PVC French doors to the side opening onto stone patio.

REAR PORCH: with quarry tiled floor, door to utility and garage.

UTILITY ROOM: 3.9m x 1.7m (12'9" x 5'6"); with a fitted range of base and wall cupboards, fitted complementary work surface with stainless steel sink unit with mixer tap, plumbing for a washing machine, floor-mounted Worcester oil fired central heating boiler, quarry tiled floor.

DOUBLE GARAGE: 5.3m x 4.9m (17'6" x 16'2).



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FIRST FLOOR:

LARGE LANDING: with window to front elevation, spindles and balustrade coved cornicing.

BEDROOM ONE: 1.5m x 5.1m (14'5" x 16'10"); with windows to front and side elevation, extensive range of fitted wardrobes with sliding doors. Wall light points and television point.

EN-SUITE BATHROOM: with 4-piece white suite comprising low suite w.c. with push button flush, panelled bath with chrome mixer tap, large walk-in shower with fixed curve glass screen and fitted chrome shower, pedestal washbasin with chrome taps. Fully tiled walls and coved cornicing.

BEDROOM TWO: 3.9m x 3.6m (12'8" x 11'9"); with excellent views and windows to rear and side elevation.

EN-SUITE BATHROOM: 3-piece white suite comprising low suite w.c., wall-hung washbasin with chrome taps, fitted shower enclosure with Mira electric shower, part-tiled walls, shaver and light point.

BEDROOM THREE: 3.4m x 4.9m (11'3" x 16'1"); with windows to front and side elevation, 2 built-in wardrobes and fitted dressing table.

BEDROOM FOUR: 4.7m x 3.3m (15'5" x 10'11").

BEDROOM FIVE/STUDY: 3.6m x 2.2m (11'11" x 7'1"); with fitted desk, drawers and wall storage cupboard, fitted airing cupboard housing hot water cylinder.

BATHROOM: 4-piece Roca white suite comprising low suite w.c. with concealed cistern, bidet, vanity washbasin with chrome tap and panelled bath with fitted Aqualisa shower over and folding glass shower screen, part-tiled walls, shaver and light point.

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OUTSIDE: To the front is a large cobbled driveway providing ample parking for at least 5/6 cars and outside lighting. Large lawn with a mature border, access along either side of the house leading to large rear garden. Good-sized stone paved patio area leading to large lawn with central gravel pathway leading to circular gravelled central seating area with palmed and planting borders. To the rear of the garden is a decked patio offering an excellent place to sit and enjoy the view. Also in the back garden there is an oil storage tank and covered log store with lighting.

SERVICES: Mains water and electricity are connected. Drainage is by a shared septic tank, gas is not available in this location.

HEATING: Oil fired central heating system, complemented by sealed unit double glazing in PVC frames.

EPC RATING for this property is D.

TENURE: We are informed by the owners that the property is freehold. Council Tax Band G.



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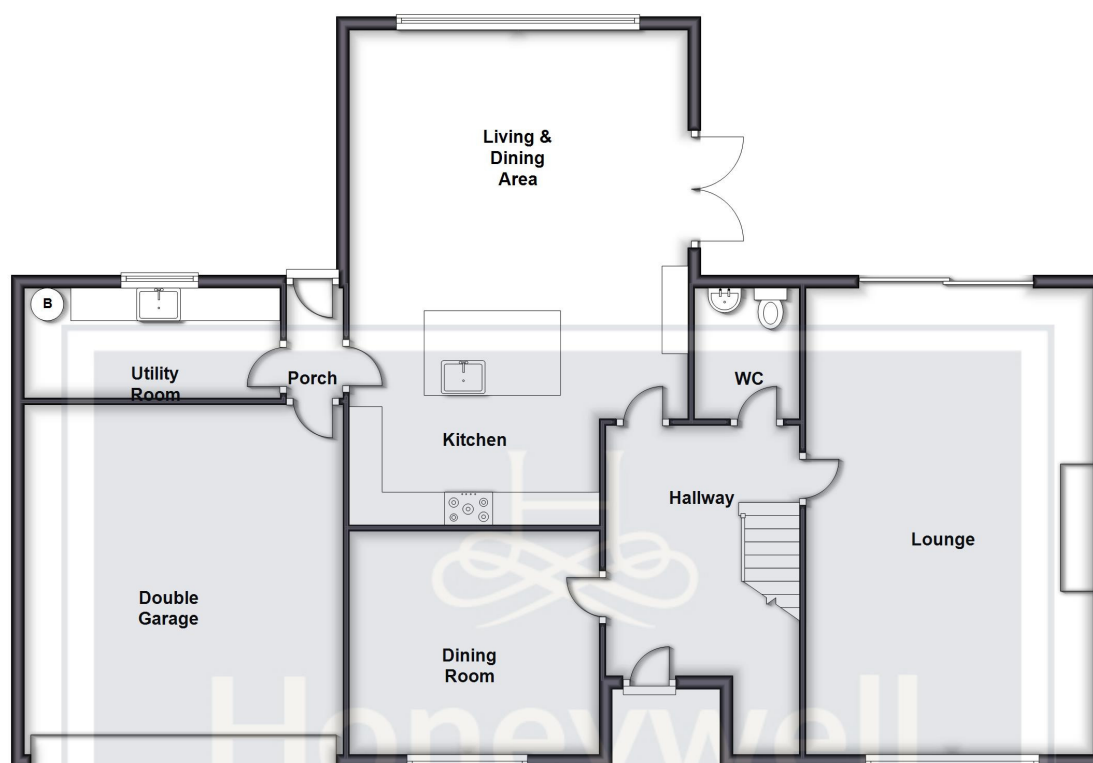


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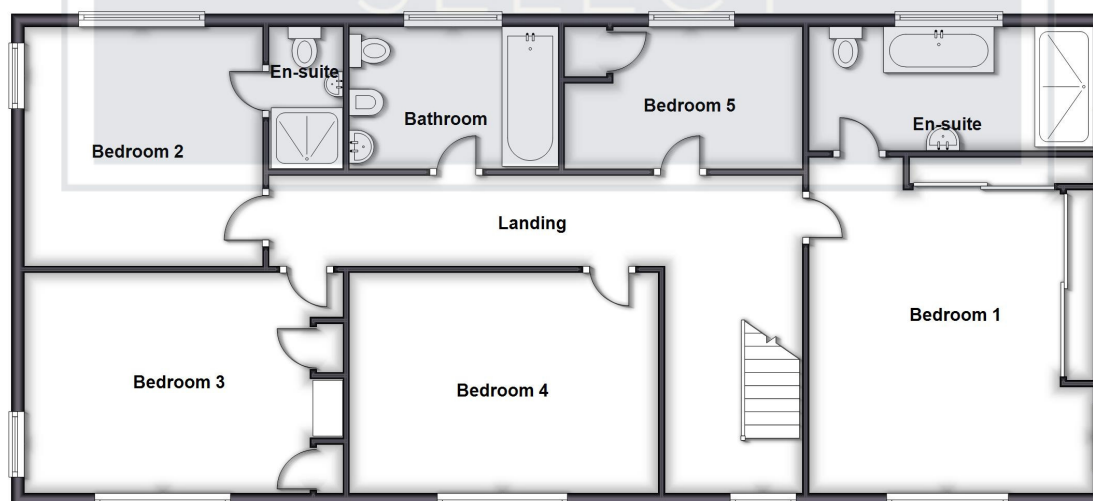
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Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

Stonyclough, Dunsop Bridge

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