



Honeywell
SELECT

Blacksmith's Cottage, Roughlee BB9 6NX

Detached stone barn conversion

£475,000



- 3 bedrooms, 1 with en-suite
- Lounge with stone fireplace
- Attractive gardens, parking
- Large dining kitchen
- Many character features
- 185 m² (1,994 sq ft)

Clitheroe

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Barrowford

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Blacksmith's Cottage ROUGHLEE, BB9 6NX

A beautiful stonebuilt detached barn conversion situated on the edge of this extremely popular village with great open views and access straight into the surrounding countryside. This stunning house has two very large rooms on the ground floor: a lounge with feature stone fireplace with galleried landing above and a family sized farmhouse kitchen with bespoke fitted kitchen and range style cooker. To the rear there is a utility room with cloakroom and store room. The first floor offers a large master suite with polished oak floor and opens to a four-piece en-suite with separate shower and free-standing roll top bath. Along the galleried landing are two further bedrooms and a three-piece shower room. The house is packed with many character features which include solid wood return staircase, stone tiled floors, exposed beams, pitched ceiling and polished wood floor on the first floor. This house also offers the modern benefits of oil fired underfloor heating and hardwood double glazing. Externally there is a gravelled driveway offering ample parking, large lawned garden adjoining open fields and a sheltered courtyard with covered deck and summer-house. Viewing is essential.

LOCATION: Entering Roughlee from the Barrowford direction, proceed down the hill to the T-junction and turn left. Proceed straight on for a quarter of a mile and turn right just after the school into the gravelled drive. Keep left and drive straight to the end and Blacksmith's Cottage is on the right hand side.

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

ENTRANCE through solid tongue and groove oak door into:

ENTRANCE HALLWAY: With feature double height pitched ceiling with exposed beams, solid wood corner staircase with spindles and balustrade leading to first floor galleried landing, Velux window, feature stone tiled floor and understairs storage area.



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LOUNGE: 8.1m x 5.2m (26'6" x 16'11"); with large feature stone fireplace housing cast iron multi-fuel stove set on stone hearth with oak beam mantel, feature stone tiled floor with underfloor heating, exposed beams and pitched ceiling with galleried landing. Recessed spotlighting, television point, open views, glazed door leading to the rear courtyard.

FAMILY DINING KITCHEN: 4.4m x 7.1m (14'6" x 23'2"); large front-to-back dining kitchen with a mixture of solid hardwood and granite working surfaces, Belfast ceramic sink unit with mixer tap, drainer carved into the granite, Range style cooker set into chimney breast with 2 ovens, separate grill and 6-ring gas hob with extractor over, integrated dishwasher, recessed spotlighting, feature stone tiled floor with underfloor heating, space for dining table and chairs, corner staircase off to the first floor and glazed French doors opening onto the rear garden.

UTILITY ROOM: 2.4m x 2.6m (8' x 8'6"); with cream base cupboards with solid hardwood working surface, ceramic sink unit with mixer tap, plumbing for washing machine, electric meter cupboard, large airing cupboard housing Worcester oil central heating boiler, feature stone tiled floor with underfloor heating, large walk-in pantry and door to the rear garden.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with concealed cistern and vanity washbasin with chrome taps, cupboards, exposed beam, recessed spotlighting and feature stone tiled floor with underfloor heating.

FIRST FLOOR:

GALLERIED LANDING: With polished solid oak floor, spindles and balustrade, pitched ceiling with exposed beams, recessed spotlighting, wall light points.

MASTER BEDROOM ONE: 5.0m x 4.5m (16'6" x 14'9"); large master suite with feature vaulted ceiling with exposed beams and recessed spotlighting, cast iron fireplace, polished solid oak flooring and double wardrobes with cupboards over. Open to:



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4-PIECE EN-SUITE: Large walk-in shower with fixed head thermostatic shower and separate hand held shower head, low suite w.c. with push button flush, wall-hung vanity washbasin with chrome mixer tap and free-standing roll top bath with chrome shower tap fitment, polished oak flooring, Velux window, exposed beams and recessed spotlighting.

BEDROOM TWO: 3.9m x 2.3m (12'11" x 7'8"); with recessed spotlighting, pitched ceiling, exposed beams, television point and polished oak flooring.

BEDROOM THREE: 3.9m x 2.7m (12'11" x 9'); with polished oak flooring, pitched ceiling with exposed beams and recessed spotlighting.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, Old England antique style vanity washbasin with chrome mixer tap and large open shower area with fixed glass panel and thermostatic shower, polished oak flooring and pitched ceiling with Velux window.

OUTSIDE: The property is approached by a gravelled driveway providing ample parking and turning. To the front there is a large lawn with planting borders, pergola and boundary hedging adjoining open fields. Access along the side of the house leading to sheltered rear garden with covered decked patio area. The rear garden is gravelled for easy maintenance with raised planting beds, outside seating, raised central planter and timber summer-house.

HEATING: Oil fired central heating system with underfloor heating on the ground floor and radiators on the first floor.

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SERVICES: Mains water, electricity and drainage are connected.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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