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Bowland Gate Barn, West Bradford, BB7 4TL

Stunning new stonebuilt barn conversion
£499,000



- Open plan living kitchen
- Large full width lounge
- Views, gardens, 2 garages
- 4 bedrooms, en-suite
- High spec finish
- 183 m² (1,960 sq ft)

Clitheroe

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BOWLAND GATE BARN WEST BRADFORD

A newly converted stonebuilt barn conversion offering stunning open plan living with a contemporary finish. Set in this traditional stone shell is a modern property with the latest technology, underfloor heating, electrically operated Velux windows, data points in every room, alarm system, Accoya double glazed windows, solid oak internal doors and pressurized hot water system.

The property has a modern finish with a stunning open plan living dining kitchen incorporating a 2-tone grey oak kitchen with island unit and a full range of Neff appliances, a large dual-width lounge with open views and a corner staircase with oak spindles and balustrade leading to the feature galleried landing. On the first floor are four bedrooms, an en-suite shower room to the master and 3-piece house bathroom with beautiful sanitaryware and Hansgrohe showers and tap fittings.

Externally a large curved gravelled drive leads to a courtyard shared by two properties. Bowland Gate Barn has parking to the side for 4 cars plus overflow visitor parking. There are 2 garages opposite and to the side is a large stone patio with the land extending to the driveway. The field located adjacent to the house on the north side of the building is available by separate negotiation. This can be sold as one piece or split between the two barns.

LOCATION: Travelling through West Bradford along Grindleton Road in the direction of Grindleton, just on leaving the village turn left into Bowland Gate Lane. Continue up the hill for approximately one mile and the barns can be found on the right hand side.

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

ENTRANCE PORCH: Through half-glazed hardwood front door, alarm control panel, Karndean style flooring, half-glazed oak door leading to dining kitchen.



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OPEN PLAN LIVING DINING KITCHEN: 7.4m x 7.6m (24'3" x 24'9" narrowing to 14'7"); large open plan L-shaped living dining kitchen with dining area to the front and windows to front and side elevations, open views, recessed LED spotlighting. Kitchen area: solid oak kitchen with 2-tone grey Shaker style doors and solid quartz working surfaces and splashback, ceramic sink unit with Franke brushed steel mixer tap and draining board carved into the worktop, Neff stainless steel electric double oven with 5-ring induction hob and stainless steel extractor canopy over, full range of Neff integrated appliances including built-in microwave, fridge freezer and dishwasher, central island unit with solid quartz working surface incorporating breakfast bar with storage under and 2 wine racks. In the corner is a seating area with television point and data point, corner staircase off to the first floor with oak spindles and balustrade. The whole living dining kitchen has Karndean style flooring with underfloor heating and recessed LED spotlighting. Half-glazed solid oak double doors leading to:

LOUNGE: 7.6m x 5.2m (24'8" x 17'1"); large full width lounge with recessed LED spotlighting, television, satellite and data points, open views across neighbouring countryside, Karndean style flooring with underfloor heating, half-glazed door leading to side patio area.

UTILITY ROOM: 1.8m x 2.9m (5'10" x 9'8"); range of white Shaker style base units with dark laminate working surface, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble drier. Tall storage cupboard housing data centre and alarm box and manifold for underfloor heating.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung washbasin with chrome mixer tap, Karndean style flooring, extractor fan and LED spotlighting..

FIRST FLOOR:

FEATURE GALLERIED LANDING: With oak spindles and balustrade, pitched ceiling with feature exposed beams and electrically operated Velux window, large central light fitting.



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BEDROOM ONE: 3.5m x 3.5m (11'7" x 11'5"); feature high ceiling with exposed beams, electrically operated Velux window, window to side elevation offering open views, television and data point.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with Hansgrohe chrome mixer tap, tiled splashback and heated vanity mirror over with electric light and double shower enclosure with fitted Hansgrohe thermostatic shower, extractor fan, chrome heated ladder style towel rail, recessed LED spotlighting, part-tiled walls.

BEDROOM TWO: 3.5m x 2.9m (11'4" x 9'6"); with pitched ceiling and feature exposed beam, electrically operated Velux window, recessed LED spotlighting, television and data point.

BEDROOM THREE: 3.5m x 3.4m (11'5" x 11'); with window to side elevation offering excellent open views and electrically operated Velux window, feature exposed beams, recessed LED spotlighting, television and data point.

BEDROOM FOUR: 3.0m x 4.4 max narrowing to 3.5m (9'9" x 14'7" max narrowing to 11'7"); pitched ceiling with exposed beams, electrically operated Velux window and window to side elevation offering excellent views. Data and television point, recessed LED spotlighting. Access to large under eaves storage cupboard which is carpeted and has electric light. Access to large walk-in airing cupboard housing pressurized hot water cylinder and gas central heating boiler.

BATHROOM: With 3-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with Hansgrohe chrome mixer tap, heated vanity mirror over and electric light and shower bath with chrome mixer tap and Hansgrohe thermostatic shower over with fitted glass shower screen, chrome heated ladder style towel rail, feature exposed beams, electrically operated Velux window, recessed LED spotlighting, part-tiled walls.

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OUTSIDE: The property is approached via a curved gravel driveway leading to a shared gravelled courtyard. Bowland Gate Barn has private parking to the side for 4 cars and additional overflow visitor parking. There are 2 garages, one open with electric light and power and one with door and electric light and power. Situated to the side of the property is a large stone patio area with feature stone boundary wall leading to an area of land also included with this property which extends to the driveway.

SERVICES: Mains water and electricity are connected. A Calor gas tank is situated underground next to Bowland Gate Barn. There is a private water treatment for the drainage which is shared between Brocklehurst Barn and Bowland Gate Barn.

HEATING: Calor gas fired heating system with underfloor heating on the ground floor and traditional radiators on the first floor with pressurised hot water cylinder providing hot water to the bathrooms and showers.

ADDITIONAL INFORMATION: The property has a 6-year Architects' Certificate and a burglar alarm system.



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

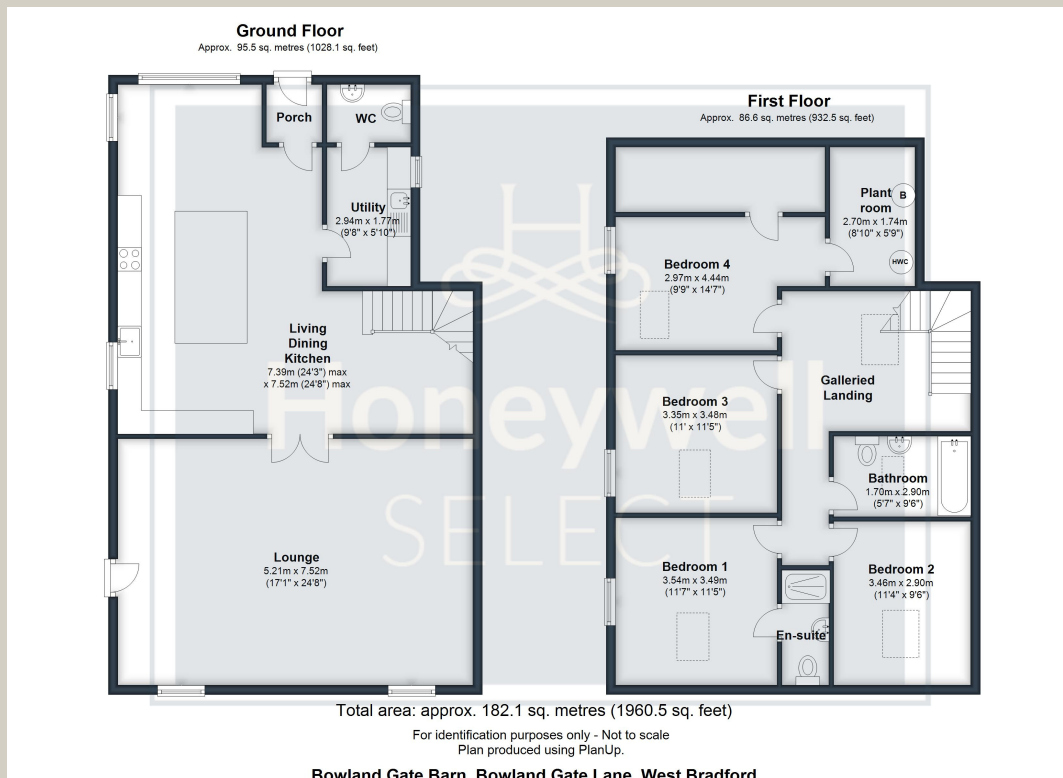
VIEWING: By appointment with our office.



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