



Honeywell
SELECT

Oakfield, Clayton-le-Dale BB1 9EX

Large detached executive home

£590,000



- Gardens & land approx 3.5 acres
- 3 receptions, excellent kitchen
- 3 stables, driveway & garage
- 4 good double bedrooms
- Open views to the rear
- 201 m² (2,165 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



OAKFIELD CLAYTON-LE-DALE

A large and unique detached home situated in a convenient location in Clayton-le-Dale with surrounding gardens and land totalling around 3.5 acres. The property comes with three stables and adjoins open countryside to the rear with enviable views.

The accommodation comprises an entrance porch and hallway, living room and sitting room, both with multi-fuel burners, dining room with bay window, bespoke fitted kitchen, large utility room, cloakroom, grand master bedroom with balcony and views over the surrounding area, three further double bedrooms (the guest room having an en-suite shower room) and a luxury house bathroom with 4-piece suite. The property also benefits from a double integral garage, driveway and turning point.

LOCATION: From Whalley travel from the centre of the village in the direction of Blackburn and Preston. Follow the road out of the village and over the bridge continuing up the hill. Proceed through Billington and at the large roundabout take the second exit towards Preston. Follow the road for some time, passing through Copster Green. Continue straight through the next set of traffic lights until reaching the Shajan and Tiggis restaurants on the right hand side. Oakfield can be found almost directly opposite.

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

ENTRANCE PORCH: With PVC external door, meter cupboards, tiled flooring, stained glass lead light internal door to:

HALLWAY: With parquet flooring, staircase to the first floor landing.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

DINING ROOM: 4.4m x 3.9m (14'5" x 12'8"); with feature bay window.

LIVING ROOM: 4.3m x 3.6m (14'2" x 11'9"); with feature bay window, solid wooden floors, television point, 2 wall light points, multi-fuel burner in feature surround.

SITTING ROOM: 4.3m x 3.2m (14'3" x 10'6"); with feature bay window, multi-fuel burner in feature surround, wall-mounted air conditioning unit.

INNER HALLWAY: With Amtico flooring, understairs storage cupboard.

CLOAKROOM: With 2-piece white suite comprising pedestal washbasin and low suite w.c. Heated stainless steel towel rail, half-tiled walls.

BREAKFAST KITCHEN: 4.3m x 4.3m (14'1" x 14'); bespoke fitted kitchen comprising solid base and matching wall units with granite working surfaces, centre island with sink unit, Cople gas range with 4 burners, 2 ovens and hot plate, built-in fridge freezer, built-in dishwasher, Amtico flooring, PVC patio doors to the rear of the property.

UTILITY ROOM: 5.2m x 2.4m (17'2" x 8'); with base level storage units and Belfast sink unit, plumbed and drained for automatic washing machine, central heating boiler, PVC external door to the rear of the property, integral door to garage.

DOUBLE GARAGE: 5.8m x 5.3m (19'1" x 17'5"); with power and lighting points, roller garage door, PVC personal door.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



FIRST FLOOR:

LANDING:

MASTER BEDROOM: 6.6m x 5.3m (21'7" x 17'4"); with wooden floors, television point, 2 built-in storage cupboards, PVC patio doors to the balcony.

BEDROOM TWO: 4.3m x 3.6m (14'2" x 11'9"); with television point.

EN-SUITE WET ROOM: With 3-piece suite comprising vanity washbasin, low suite w.c. and corner shower enclosure with multi-jet plumbed shower, low voltage lighting, heated stainless steel towel rail.

BEDROOM THREE: 3.7m x 2.6m (12'2" x 8'6"); with fitted wardrobes to one wall.

BEDROOM FOUR: 4.3m x 3.1m (14'2" x 10'3").

HOUSE BATHROOM: With 4-piece luxury suite comprising vanity washbasin, corner shower enclosure with 2 shower jets, low suite w.c. and corner bath. Heated stainless steel towel rail, Travertine tiled floor and walls.

OUTSIDE: To the front of the property is a good-sized majority garden, laid to lawn, with water feature and large driveway providing ample off-road parking and turning area. A pathway leads round the side of the property to an extensive rear garden, majority laid to lawn with stone flagged patio areas and access to the stables. Beyond the garden area to the rear and side is additional land including a paddock and 3 stables, with the gardens and land totalling approx three and a half acres.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

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

HEATING: Gas fired hot water central heating complemented by double glazed windows in PVC frames.

COUNCIL TAX BAND F.

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

VIEWING: By appointment with our office.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

honeywellselect.co.uk

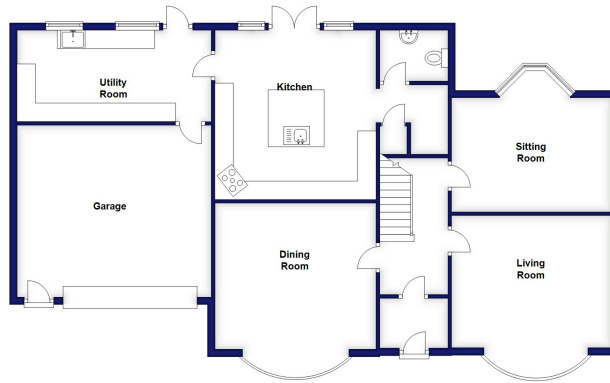


HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

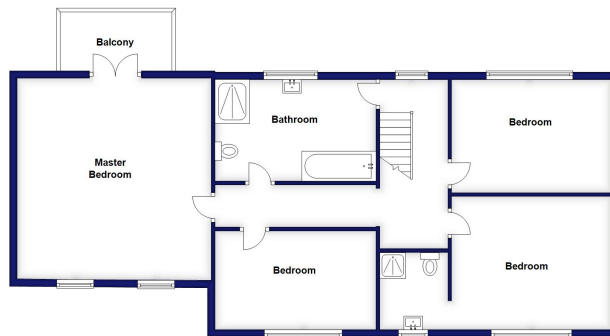
honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200

Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.
Oakfield House, Clayton Le Dale



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

Oakfield, Longsight Road, Clayton-le-Dale, BB1 9EX MJ/SMR/190917

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200