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Chapel Laithe Barn, Chatburn

Stunning stonebuilt detached barn conversion

£675,000



- 4 bedrooms, 1 with en-suite
- Large living/dining kitchen
- Ample parking & double garage
- Lounge & sitting room
- Large garden with superb views
- 192 m² (2,063 sq ft)

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CHAPEL LAITHE BARN CHATBURN

A stunning stonebuilt detached barn conversion with outlooks across the large garden and open fields towards Grindleton Fell. This spacious family house offers great access to the open countryside and has that rural feel coupled with easy access to Chatburn and only a few minutes' walk from the primary school, church and all the excellent village amenities. Bowland High is close by and there is a regular bus service to Clitheroe passing Clitheroe Royal Grammar School.

The house was converted in 2010 and offers spacious light and airy accommodation, the ground floor has a porch which leads to a central sitting room with great views and staircase off to the first floor. Double doors lead to the lounge which has a feature fireplace with wood burning stove. At the opposite end of the house is a beautiful open plan dining kitchen with two feature glazed arch windows taking full advantage of the view. The kitchen has a range of built-in appliances, island unit and granite work surfaces. The ground floor also offers a large utility room with Butler sink and a 2-pce cloakroom. Upstairs there is a large master bedroom with 3-pce en-suite bathroom, a large L-shape guest room with fitted furniture, two further bedrooms and a modern shower room with walk-in shower.

Externally the property has gated access from Ribble Lane leading to a gravelled drive providing ample parking, a double detached GARAGE and car port. A bridge (suitable for cars) leads across the brook to another parking area. There is a large lawned front garden with patio and views, side vegetable garden and rear patio garden with timber store. Viewing is essential to appreciate this house.

LOCATION: On entering Chatburn from the Clitheroe direction proceed down the hill towards the centre of the village and turn left at the Post office into Ribble Lane. Proceed straight on down the hill for around 500 yards and the house can be found on the right hand side as the road levels.

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

ENTRANCE PORCH: With solid Oak front door, glazed window to either side, Travertine tiled floor and glazed door to:

CENTRAL SITTING ROOM: 6.2m max x 4.2m (20'5" max x 13'9"); with coved cornicing, television point, recessed spotlighting and excellent views across the front gardens towards Grindleton Fell, Travertine tiled floor and feature return staircase off to first floor with understairs storage cupboard housing Vaillant combination central heating boiler and glazed double door leads to:



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LOUNGE: 6.32m x 3.3m (20'9" x 10'9"); with windows to three elevations and excellent views across open fields towards Grindleton Fell, coved cornicing, recess spotlighting, television point, feature stone fireplace housing wood burning stove.

DINING KITCHEN: 6.65m x 5.6m max narrowing to 3.7m (21'10" x 18'4" max narrowing to 12'3"); excellent open plan living/dining kitchen with two glazed archways offering excellent views with glazed doors leading to garden. Kitchen has a handmade bespoke solid wood kitchen with cream Shaker style wall and base units with complementary solid granite work surface and splashback, one and a half bowl stainless steel sink unit with Hansgrohe spray mixer tap, integrated double electric oven, Neff halogen hob with extractor over and integrated Neff dishwasher, central island unit with Oak cupboards and granite work surface with breakfast bar, drawers and storage, dining area with tiled floor, space for large table and chairs with coved cornicing, recess spotlighting, television point and excellent views.

REAR HALLWAY: With coved cornicing, recess spotlighting, Travertine tiled floor and Oak door to rear garden.

UTILITY ROOM: 3.0m x 2.1m (9'11" x 6'11"); with fitted range of Oak Shaker style wall and base units with complementary solid wood work surface, Butler ceramic sink with mixer tap, plumbing for washing machine, recessed spotlighting, coved cornicing and Travertine tiled floor.

CLOAKROOM: With 2-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, recessed spotlighting, coved cornicing, extractor fan and tiled floor.

FIRST FLOOR:

LANDING: With spindles and balustrade and two Velux windows, recessed spotlighting and coved cornicing, storage cupboard with shelving and airing cupboard with pressurized hot water cylinder.



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BEDROOM ONE: 6.2m x 3.3m (20'8" x 10'11"); large bedroom with window to side and front elevation offering excellent views across open fields towards Grindleton Fell, coved cornicing and recess spotlighting.

EN-SUITE BATHROOM: 3-piece Villeroy and Boch suite comprising wall-hung low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap and vanity mirror over with electric light, free standing roll top bath with wall-mounted Hansgrohe chrome shower tap fitment, recessed spotlighting, fully-tiled walls, tiled floor, tall chrome heated ladder style towel rail and open views.

BEDROOM TWO: L-shaped room 5.6m including wardrobes narrowing to 2.7m x 6.6m (18'4" including wardrobes narrowing to 9' x 21'10"); large guest room with window to side elevation, Velux to front, fitted range of wardrobes, matching bedside cabinets and dressing table with drawers, recess spotlighting and coved cornicing.

BEDROOM THREE: 3.3m + the wardrobes x 3.1m (10'8" + the wardrobes x 10'1"); with excellent views and coved cornicing, recess spotlighting and double wardrobe.

BEDROOM FOUR: 3.1m x 2.7m (10'2" x 8'10"); with Velux window and BT telephone point.

SHOWER ROOM: With modern 3-piece Laufen suite comprising wall-hung w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap and good-sized walk-in shower with fixed glass shower panel and Hansgrohe thermostatic shower with ceiling-mounted fixed shower head and separate handheld shower head, recess spotlighting, fully-tiled walls, tiled floor and chrome heated ladder style towel rail.

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OUTSIDE: The property has gated access from Ribble Lane leading to a gravel driveway providing ample parking and turning. There is a stonebuilt detached double GARAGE with electrically operated sectional garage door GARAGE 5.9m x 5.4m (19'6" x 17'8"); with electric light and power and personal door to the side, attached to the rear of the garage is a single car port, a bridge suitable for motor vehicles crosses the brook to a second gravel parking area. The property has a large front garden with stone paved patio, planting areas with flowerbeds and outside lighting, large lawn with stock boundary fencing and a seating area in each corner, to the side of the house is a vegetable garden providing access to a rear patio garden with boundary fencing, stone paved patio area, outside lighting and timber storage shed.

SERVICES: Mains, water, electric and gas are connected, drainage is via a private sewage system. There is an alarm system fitted.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

TENURE: We have been informed by the owners that the property is freehold. **COUNCIL TAX BAND:** G.



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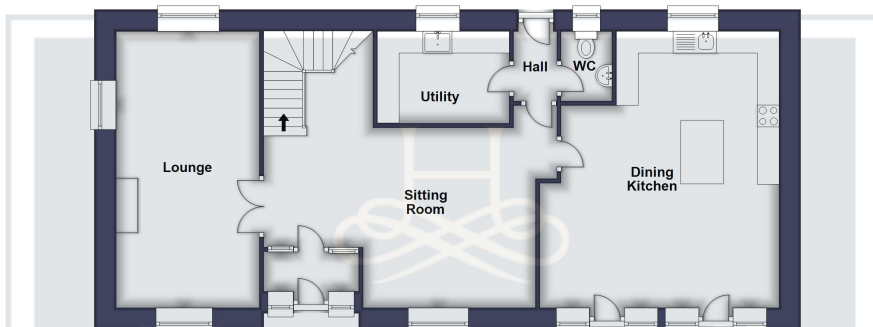
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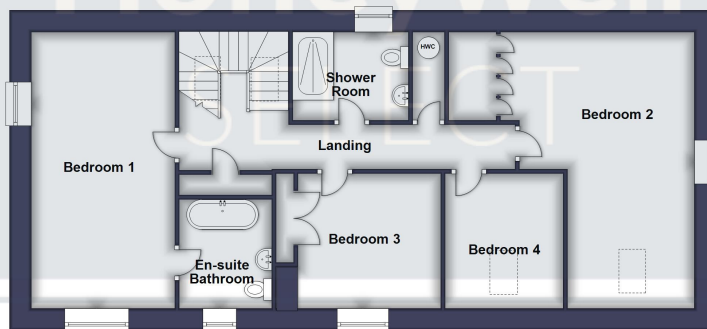
Ground Floor

Approx. 95.4 sq. metres (1026.8 sq. feet)



First Floor

Approx. 96.2 sq. metres (1035.9 sq. feet)



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

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