



Honeywell
SELECT

Chapel House, West Bradford

Large individual modern detached house

Offers around £580,000



- 5 bedrooms, all en-suite
- Large open plan living kitchen
- Underfloor heating on GF
- Lounge & dining room
- Open views to the rear
- 275 m² (2,950 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



CHAPEL HOUSE WEST BRADFORD

A large 2,950 sq ft individual detached house which was built in 2006 and is situated close to the centre of the village with outlooks to the rear over an open field towards Pendle Hill. This desirable home offers modern well planned accommodation which would suit most families. The ground floor comprises a lounge with bay window and log burner, separate dining room to the front and at the rear is a full width living dining kitchen with solid granite working surfaces and sitting area with French doors. A utility room is situated off the rear porch. The first floor boasts a huge master suite with Juliet balcony and open views, 'his and hers' walk-in wardrobes and 4-piece en-suite. Bedroom 2 has is en-suite and bedrooms 3 and 4 have a Jack and Jill shower room. On the second floor is a large bedroom or games room with en-suite bathroom.

The house has a driveway to the rear which leads to a double garage and the lawned rear garden enjoys outlooks over the field. The property benefits from underfloor heating on the ground floor with radiators upstairs and the hallway and kitchen have a marble tiled floor.

West Bradford is only five minutes' drive from Clitheroe and the A59 and offers good access to Bowland High School. Viewing is recommended.

LOCATION: Entering West Bradford from the Clitheroe direction turn first right into Chapel Lane and as the road levels the house can be found on the right hand side.

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

ENTRANCE PORCH: Through solid oak front door with feature corner windows, marble tiled floor and half-glazed door to hallway.

HALLWAY: With double height ceiling, feature oak staircase off to the first floor with galleried landing, coved cornicing, recessed spotlighting and feature stained glass arched window.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

LOUNGE: 5.7m + bay x 3.8m (18'8" + bay x 12'7"); coved cornicing, recessed spotlighting, bay window to front with window seat and storage cupboards under, television point, feature fireplace with stone surround and hearth housing cast iron multi-fuel stove, window to side elevation, double doors to dining kitchen.

DINING ROOM: 4.0m x 2.9m (13'3" x 9'8"); with window to front elevation and side, coved cornicing.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with chrome mixer tap set on contemporary wooden stand, coved cornicing, tiled walls and marble tiled floor.

OPEN PLAN LIVING DINING KITCHEN: 9.5m x 3.5m (30'8" x 11'7"); fitted range of cream Shaker style wall and base units with complementary solid black granite working surface and granite splashback, one and a half bowl stainless steel sink unit with drainer carved into granite with chrome mixer tap, gas 2-oven Aga with 2 hotplates and extractor over, integrated Neff combination microwave oven, integrated fridge freezer and dishwasher, recessed spotlighting, marble tiled floor and glass breakfast bar. Sitting area open from the kitchen with television point, marble tiled floor, recessed spotlighting and glazed French doors opening onto side patio area.

REAR PORCH: With half-glazed PVC front door, door to integral garage.

UTILITY ROOM: 3.6m x 1.3m (11'9" x 4'5"); with fitted range of base cupboards, complementary working surface, stainless steel sink unit with mixer tap, plumbing for washing machine, coved cornicing, recessed spotlighting and marble tiled floor.

FIRST FLOOR:

LANDING: With feature oak spindles and balustrade, arched stained glass window, recessed spotlighting and coved cornicing, staircase off to the second floor.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



MASTER BEDROOM SUITE: Bedroom 5.0m x 6.7m (16'3" x 21'10"); feature pitched ceiling, dormer window, 2 Velux windows, French doors opening onto Juliet balcony with views across open field towards Pendle Hill. His and hers walk-in wardrobes.

EN-SUITE BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and bathroom cabinet over with feature lighting, double shower enclosure with fitted thermostatic multi-jet shower and spa bath with central mixer tap and hand held shower head. Travertine tiled walls and floor, coved cornicing, recessed spotlighting, chrome heated ladder style towel rail.

BEDROOM TWO: 3.8m x 3.8m (12'7" x 12'4"); with coved cornicing and recessed spotlighting.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and corner shower enclosure with fitted thermostatic shower, fully-tiled walls, recessed spotlighting, extractor fan, chrome heated ladder style towel rail and large storage cupboard..

BEDROOM THREE: 3.6m x 2.9m (11'8" x 9'7"); with excellent views, coved cornicing, recessed spotlighting.

STUDY AREA/DRESSING ROOM: 2.2m x 2.0m (7'4" x 6'7"); fitted desk, drawers and shelving, walk-in wardrobe.

JACK & JILL EN-SUITE SHOWER ROOM (situated between beds 3 & 4): with 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome mixer tap and corner shower enclosure with fitted multi-jet thermostatic shower and separate hand-held shower head, chrome heated ladder style towel rail, part-tiled walls, tiled floor, extractor, coved cornicing, recessed spotlighting.

BEDROOM FOUR: 3.3m x 2.9m (10'10" x 9'8"); with coved cornicing and recessed spotlighting.

SECOND FLOOR:

BEDROOM FIVE/GAMES ROOM: 5.1m x 5.1m (16'7" x 16'10"); with Velux windows, eaves storage cupboard, walk-in wardrobe and large storage room.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

EN-SUITE BATHROOM: With 3-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with thermostatic shower over and glass shower screen, Velux window, tiled floor, tiled walls.

OUTSIDE: Front garden mainly laid to lawn with feature central slate water feature, Indian stone pathways. Access along the side of the house leading to block paved double driveway which leads to the GARAGE 6.4m x 5.0m (20'8" x 16'5") with remote control electrically operated up-and-over door, power and light and 2 wall-mounted gas boilers. On the opposite side of the house is a private decked area, seating area and to the rear is a lawned garden with open outlooks and views towards Pendle Hill.

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

HEATING: Gas fired hot water central heating with underfloor heating on the ground floor and radiators to the first and second floors complemented by sealed unit double glazing in PVC frames.

TENURE: Freehold

COUNCIL TAX BAND G

EPC RATING C.

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



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.

*Chapel House, Chapel Lane, West Bradford, BB7 4SN
CD/SMR/200819*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200