



Honeywell
SELECT

Out Lane Head Cottage, Chipping

Large stone detached with guest accomm

£595,000



- Stunning rural location
- 5 bedrooms, 3 bathrooms
- Separate guest accomm
- 360° open views
- 3 receptions, breakfast kitchen
- 242 m² (2,600 sq ft) + 42 m² (487 sq ft) guest accomm approx.

Clitheroe

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Barrowford

Tel 01282 698200

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OUT LANE HEAD COTTAGE CHIPPING

A spacious stonebuilt detached house set in this beautiful rural location with surrounding open views from every room and a great aspect towards Parlick at the rear.

The house offers extensive 2,660 sq ft accommodation comprising a large lounge with feature fireplace, stunning oak panelled study, dining room with bay window and French door and a modern kitchen with granite worktops and arch to the breakfast area and utility room. On the first floor are five bedrooms with en-suite to the master, a separate shower room and house bathroom.

Situated next to the house is a large detached garage with guest accommodation above. This can be used as a possible holiday let or annexe accommodation for the family. The house has a drive-in drive-out driveway to the front and good-sized side and rear garden, all of which offers great views of the surrounding countryside.

Out Lane Head Cottage is located on the outskirts of Chipping. Village amenities include a primary school, local farm shop, church, café and public house. Chipping is around ten miles from Clitheroe and fourteen miles from Preston.

LOCATION: Entering Chipping from the Clitheroe direction, turn right in the centre of the village into Church Raike and keep left into Fish House Lane. Continue for approx two miles, keeping left at every junction and the house can be found on the right hand side.

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

ENTRANCE PORCH: PVC front door and hardwood door leading to hallway.

HALLWAY: Large spacious hallway with wall light points, feature corner staircase off to the first floor with spindles and balustrade and understairs storage cupboard, stone flag floor, 3 windows to front elevation.

CLOAKROOM: With 2-piece suite comprising low suite w.c. with concealed cistern and push button flush, vanity washbasin with chrome mixer tap, storage cupboards under and tiled splashback, chrome heated ladder style towel rail and tiled floor.



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LOUNGE: 7.3m x 4.8m (23'11" x 15'9"); feature dual aspect lounge with window to front elevation and bay window and French doors to rear, excellent views towards Parlick, solid wood flooring, wall light points, feature fireplace housing cast iron log burning stove with marble hearth and surround.

STUDY: 5.3m x 3.6m (17'6" x 11'9"); stunning oak panelled walls and fitted bookshelves, oak flooring, PVC French doors opening onto the rear garden with outlooks towards Parlick, feature cast iron fireplace housing open fire.

DINING ROOM: 5.7m x 3.6m (18'9" x 11'8"); with exposed beams, bay window housing French doors, excellent views, stone fireplace with cast iron log burner.

KITCHEN: 3.7m x 3.0m (12'2" x 9'9"); modern range of green Shaker style wall and base units with brushed steel handles, solid granite working surface and splashback, one and a half bowl single drainer sink unit with chrome mixer tap and drainer carved into granite, integrated Bosch stainless steel electric oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated dishwasher, fridge and freezer, Karndean flooring archway to:

BREAKFAST ROOM: 3.7m x 2.1m (12'3" x 6'10"); with Karndean flooring, recessed spotlighting.

UTILITY ROOM: 2.7m x 1.8m (8'9" x 5'11"); with fitted wall and base units with laminate working surfaces, quarry tiled floor, plumbing for washing machine, space for tumble drier, floor-mounted Worcester oil central heating boiler, PVC door to side access.

FIRST FLOOR:

LARGE LANDING: With 3 windows to front elevation, spindles and balustrade, airing cupboard and wall light points.



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BEDROOM ONE: 4.8m x 3.9m (15'9" x 12'10"); with excellent views towards Parlick.

EN-SUITE: Modern 3-piece suite comprising low suite w.c. with push button flush and concealed cistern, vanity wash handbasin with chrome mixer tap and tiled splashback, storage cupboards under, corner shower enclosure with fitted Mira thermostatic shower, mermaid shower panels and chrome heated ladder style towel rail.

BEDROOM TWO: 4.7m x 3.6m (15'3" x 11'8"); with built-in wardrobes, excellent views.

BEDROOM THREE/DRESSING ROOM: 5.0m x 3.6m (16'3" x 11'9"); extensive range of fitted wardrobes to both sides.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, vanity washbasin with chrome mixer tap and storage cupboards under and fitted shower enclosure with multi-jet thermostatic shower and mermaid shower panels, chrome heated ladder style towel rail and tiled floor.

BEDROOM FOUR: 3.0m x 2.8m (9'10" x 9'2"); with built-in wardrobes and open views.

BEDROOM FIVE: 3.9m x 2.1m (12'8" x 6'11"); *previously used as a study* with fitted furniture, desk and bookshelves.

BATHROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin with chrome taps and storage under and panelled bath. Part-tiled walls, tiled floor.

DETACHED GARAGE WITH ANNEXE ACCOMMODATION ABOVE:

GROUND FLOOR: With 3-piece white suite comprising low suite w.c., vanity washbasin with chrome taps and storage under and panelled bath. Part-tiled walls, tiled floor.

An external staircase leads to the first floor guest accommodation:

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ENTRANCE HALLWAY: With loft access.

L-SHAPED LOUNGE WITH DINING AREA: 6.0m x 3.8m narrowing to 2.5m (19'9" x 12'4" narrowing to 8'2"); 2 windows to rear elevation, excellent views towards Parlick, television point, cast iron log burning stove set on stone flag hearth.

KITCHEN: 2.7m x 2.1m (8'11" x 7'); with fitted range of wall and base units with complementary laminate working surface, stainless steel single drainer sink unit with mixer tap, integrated Neff electric oven and 4-ring electric hob, laminate flooring.

BEDROOM: 3.7m x 2.7m (12'2" x 8'10"); with built-in corner wardrobe.

BATHROOM: With 3-piece suite comprising low suite w.c. with push button flush and concealed cistern, vanity wash handbasin with chrome mixer tap and storage under and panelled bath with Mira electric shower over, part-tiled walls, shaver and light point.

OUTSIDE: The property has a drive-in drive-out driveway which is stone paved with stone boundary wall, planting borders and ample private parking. Access along the side of the house with oil storage tank leading to rear garden with paved patio and well-stocked with plants and shrubs. Situated to the side of the property behind the annexe accommodation and garage is a good-sized lawned garden with planting borders and boundary fencing.

SERVICES: Mains electricity and water are connected. Drainage is via septic tank. Gas is not available in this location.

HEATING: Oil fired central heating system complemented by sealed unit double glazing in PVC frames.

TENURE: We have been informed by the owners that the property is freehold.

COUNCIL TAX BAND: G.

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

VIEWING: By appointment with our office.



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*Out Lane Head Cottage, Out Lane, Chipping, PR3 2NQ
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