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SELECT

# 5 Ing Dene Close, Barrowford Road Colne

**Imposing stonebuilt detached house**  
**O.I.R.O. £569,950**



- Outstanding views & private gardens
- Stunning contemporary dining kitchen
- 2 large receptions, conservatory
- 4 double bedrooms, 2 en-suites
- Deluxe 4-pce bathroom; cloaks
- Double garage, 6 car drive

Clitheroe  
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# 5 ING DENE CLOSE COLNE BB8 9QP

This stunning imposing stonebuilt detached house is located on the rural edge of fantastic countryside, conveniently positioned for those wishing to commute and close to excellent local amenities, adjoining playing fields to the rear with lovely private views towards Derwent House, Pendle Hill and Blacko Tower. There is a variety of character and individuality on offer within this beautiful home incorporated in many ways along with many modern recently installed luxuries. The family sized property is arranged over two floors and offers sumptuous deceptive accommodation providing on the ground floor an impressive light and airy contemporary fitted breakfast dining kitchen with an array of modern appliances, sizeable reception hallway with open gallery landing, generous living room with a delightfully spacious conservatory off and separate dining room, utility and modern cloakroom. The first floor further enjoys four excellent double bedrooms with a deluxe en-suite to the master with built-in sauna and a superbly appointed luxurious bathroom and additional en-suite to bedroom two.

Externally 5 Ing Dene Close is located on an extensive individual plot set within a handful of other properties off a private road. There is ample parking for at least six cars and a double garage with established mature surrounding lawned gardens with stone paths and patio areas, wonderfully private and well landscaped in an elevated position with outstanding views. An internal viewing is essential to appreciate all that this delightful home has to offer.

**LOCATION:** Travelling from our Barrowford office along Gisburn Road in the direction of Higherford, turn right into Colne Road, passing Pendle Heritage Centre on your right. Continue along passing over the canal and bear right leading onto Barrowford Road. Proceed up the hill and turn right into Ing Dene Close, take the third turning on the right into the driveway of number 5.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** Solid wood glazed door and surround, stone flooring, exposed stone wall, internal wood glazed door.

**RECEPTION HALLWAY:** 5.0m x 5.2m max, narrowing to 3.1m (16'3" x 16'11" max, narrowing to 10'0"); spacious open area with coved cornicing, alarm control panel, dado rail, telephone point, wood spindle staircase leading to first floor, Amtico flooring, internal personal door leading through to garage.

**CLOAKROOM:** Generous modern 2-pce white suite comprising pedestal washbasin with mixer tap, low suite w.c. with push button flush, extractor fan, coved cornicing, Karndean flooring.

**LOUNGE:** 7.1m x 4.2m (23'6" x 13'11"); extensive light and airy space with coved cornicing, private outlooks to front and rear elevations, feature limestone fireplace surround and hearth housing electric stainless steel pebble effect fire, wall light points, television point, PVC French doors leading to:



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**CONSERVATORY:** 6.6m x 4.3m narrowing to 2.8m (21'5" x 14'0", narrowing to 9'1"); stone built and PVC construction with wall light points, gas central heating radiator, feature vertical panelled radiator, 4 x Velux windows with electric vent controllers, tiled flooring, PVC French doors leading out onto patio area and garden, fabulous elevated views over garden, adjoining playing fields, Derwent House and towards Pendle Hill and Blacko Tower.

**DINING ROOM:** 4.0m x 3.6m (13'1" x 11'11"); with coved cornicing, recessed spotlighting, outlooks through conservatory and lovely views across adjoining fields towards Blacko Tower and Pendle Hill.

**BREAKFAST KITCHEN:** 7.0m x 4.4m (23'5" x 14'5", narrowing to 12'10" x 9'11"); deluxe fitted kitchen with an extensive range of high gloss wall, base and drawer units with complementary laminate working surfaces, part tiled splashback and window sill, under unit LED lighting, twin bowl sink unit and drainer with mixer tap, impressive dining area with breakfast bar, an extensive range of Electrolux integrated appliances incorporating combination microwave oven, stainless steel eye-level double electric oven and grill, 4-ring induction hob with stainless steel extractor filter canopy over, washing machine, dishwasher, full height fridge and freezer, integrated coffee machine, built-in shelving, stainless steel wine fridge, television point, PVC French doors leading out to rear garden and patio area with attractive open views, tiled flooring, recessed spotlighting.

**UTILITY ROOM:** 2.1m x 1.9m (6'11" x 6'1"); with modern high gloss fitted units with complementary laminate working surfaces, tiled flooring, vented for tumble dryer, PVC glazed external side door.

#### FIRST FLOOR:

**LANDING:** 4.6m x 4.1m (15'2" x 13'5"); sizeable gallery landing with wood spindle balustrade, coved cornicing, dado rail, feature porthole window, loft access.

**BEDROOM ONE (front and rear):** 7.1m x 4.2m (23'8" x 13'11"); with coved cornicing, recessed spotlighting, an array of fitted furniture incorporating wardrobes, bedside drawer units, shelving cupboards, built-in drawers, telephone point, television point, window seat, lovely elevated views over garden, adjoining playing fields, Derwent House and towards Pendle Hill and Blacko Tower, private aspects to the front.

**EN-SUITE SHOWER ROOM:** 3.2m x 2.9m (10'5" x 9'8"); Impressive deluxe 4-pce white suite comprising 2 x vanity washbasins, both with mixer taps and high gloss units under, concealed low suite w.c. with push button flush and surface surround with built-in cupboard, double walk-in shower enclosure with thermostatically controlled shower and large fixed rain shower head, glazed screen, additional built-in infrared sauna room, Karndean flooring, chrome ladder style radiator, Aqua panelled ceiling and walls, recessed spotlighting.

**BEDROOM TWO (front):** 4.7m x 4.4m max, narrowing to 3.6m (15'3" x 14'7" max, narrowing to 11'9"); with private front aspects and an arrangement of fitted wardrobes, drawers, bedside cabinets and dressing table, television point.



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**EN-SUITE SHOWER ROOM:** With 3-pce white suite comprising low suite w.c. with push button flush, vanity washbasin with mixer tap and surface surround with high gloss built-in units under, walk-in double shower enclosure with thermostatically controlled shower and large fixed rain shower head, glazed screen, Karndean flooring, chrome ladder style radiator, Aqua panelled ceiling and walls, recessed spotlighting, extractor fan, Velux window.

**BEDROOM THREE (rear):** 4.8m x 3.0m (15'9" x 9'10"); with an excellent range of fitted wardrobes, drawers and dressing table, television point, fantastic elevated views across adjoining playing fields and Derwent House with beautiful aspects towards Pendle Hill and Blacko Tower.

**BEDROOM FOUR (side):** 4.1m x 3.5m (13'5" x 11'5"); with a range of fitted wardrobes, built-in cupboards with shelving and drawer units, television point.

**STUDY AREA:** 3.0m x 1.9m (9'9" x 6'4"); situated off landing with fitted drawer units and desk area, built-in shelving, Velux window.

**BATHROOM:** 3.5m x 2.5m (11'5" x 8'3"); sizeable room with contemporary 4-pce white suite comprising corner shower enclosure with thermostatically controlled shower and large fixed rain shower head, sliding door, double ended panelled bath with central mixer tap, low suite w.c. with push button flush, vanity washbasin with mixer tap and surface surround with built-in cupboards under, Karndean flooring, chrome ladder style radiator, Velux window, extractor fan, Aqua panelled ceiling and walls, recessed spotlighting.

**OUTSIDE:** The property is set in large lawned south/south west facing gardens with mature boundary hedging and fencing, various stone flagged patio areas and deep side pathways offering excellent private places to enjoy the delightful views towards Derwent House, Pendle Hill and Blacko Tower. The garden is well stocked with mature plants and shrubs with exterior lighting, power points and a cold water tap. There is a generous private front Tarmac driveway leading to a **DOUBLE GARAGE** measuring approx. 18'3" x 17'5" with electric up and over door, power and lighting, with personal door and water supply, fitted wall and base units with working surfaces, tiled flooring, also housing wall-mounted Worcester gas central heating boiler.

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HEATING: Gas fired hot water heating system complemented by sealed unit double glazing in PVC frames.

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

VIEWING: By appointment with our office.

ENERGY PERFORMANCE: The energy rating is C.

TENURE: Freehold.

COUNCIL TAX: Band G.



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