



Honeywell
SELECT

Oak Bank, Newton BB7 3DL

Superb character filled detached residence
£675,000



- 5 excellent bedrooms, en-suite
- Adjoining fields to 3 sides
- Attached double garage, drive
- Open plan living kitchen
- Living room overlooks grounds
- 283 m² (3,041 sq ft) approx.

Clitheroe
Tel 01200 426041

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Oak Bank Newton-in-Bowland

Situated on the hillside above the picturesque Ribble Valley village of Newton, this spacious detached family residence enjoys large gardens to the front, side and rear and adjoins open fields with spectacular views over the surrounding countryside.

The property is bright and spacious throughout with five large double bedrooms, the master having a four-piece en-suite bathroom and there is also a four-piece house bathroom. Further accommodation comprises a spectacular living room and living kitchen area, both of which open up onto the conservatory, enjoying views onto the gardens and beyond.

The property also enjoys a separate lounge and dining room and a useful utility room attaching the house to the double garage.

LOCATION: Travel out of Clitheroe on Waddington Road, following the road all the way through the village of Waddington and then proceed up the fell. Continue up and over the fell, staying on the same road and drop down heading towards the village of Newton. Oak Bank can be found on the right hand side of the road approximately half-way down.

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

ENTRANCE HALL: With glazed external door, stone tiled flooring, oak staircase and balustrade, built-in storage cupboard housing spring water filter system, low voltage lighting.

CLOAKROOM: With 2-piece white suite comprising vanity wash handbasin with tiled splashback low suite w.c., Victorian style central heating radiator, towel rail, built-in storage cupboards, low voltage lighting.

LIVING ROOM: 5.3m x 4.6m (20'7" x 15'2"); with multi-fuel burner set in feature cut stone surround, television and telephone points, wooden flooring, oak doors, French doors to conservatory.



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DINING ROOM: 4.2m x 3.7m (13'8" x 12'2"); with wooden flooring and low voltage lighting.

LOUNGE: 4.2m x 3.6m (13'8" x 11'11"); with wooden flooring, electric contemporary fire, low voltage lighting, television point, UPVC patio doors to the rear of the property.

LIVING KITCHEN: 4.6m x 4.5m + 3.4m x 3.0m (15' x 14'8" + 11' x 9'11"); range of bespoke base and matching wall cupboards and display cabinets with Granite working surfaces and centre island, electric Aga, built-in dishwasher, space for wine chiller, 2 built-in fridge freezers, one and a half bowl sink unit, built-in Bosch electric oven, 4-ring electric hob, tiled flooring, under unit lighting, breakfast bar with solid wooden working surfaces, tiled flooring, underfloor electric heating and French doors to:

UPVC CONSERVATORY: 5.3m x 3.5m (17'4" x 11'6"); with tiled flooring, underfloor electric heating, exposed stone walls, uPVC French doors onto the side of property.

UTILITY ROOM: 3.8m x 3.3m max, 1.0m min (12'4" x 10'8" max, 6'1" min); range of base and matching wall level storage cupboards. tiled flooring, underfloor electric heating, plumbed and drained for automatic washing machine, space for tumble drier, Belfast sink unit, fully tiled walls, integral door to garage, external door to rear of property.

DOUBLE GARAGE: 6.4m x 5.3m (20'9" x 17'4"); with 2 remote controlled up-and-over doors, power and light, electric meter and central heating boiler.

FIRST FLOOR:

BALUSTRADE GALLERIED LANDING: With low voltage lighting and airing cupboard.



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MASTER BEDROOM: 4.9m x 4.2m (16'2" x 13'8"); fitted wardrobes to one wall.

EN-SUITE BATHROOM: With 4-piece white suite comprising concealed low suite w.c., double vanity sink unit, roll top bath with shower mixer tap and walk-in shower with plumbed shower unit, part-tiled walls, tiled floor, low voltage lighting, heated stainless steel towel rail.

BEDROOM TWO: 4.6m max, 4.0m min x 4.3m (15'1" max, 13'1" min x 14'2"); with built-in wardrobes to one wall, low voltage lighting.

BEDROOM THREE: 4.2m x 3.5m (13'8" x 11'6"); with fitted wardrobes to one wall, low voltage lighting.

BEDROOM FOUR: 4.2m x 3.6m (13'8" x 11'9"); with low voltage lighting.

BEDROOM FIVE: 3.6m x 3.4m (11'11" x 11'2"); with fitted wardrobes to one wall.

HOUSE BATHROOM: With 4-piece white suite comprising contemporary vanity sink unit, low suite w.c., roll top bath with shower mixer tap and corner shower enclosure with plumbed shower, heated stainless steel towel rail, tiled flooring, part-tiled walls, low voltage lighting, extractor fan.

OUTSIDE: The property is situated in large majority lawned gardens with a wide range of flower beds, shrubs and mature trees surrounding. A driveway leads up from the roadside and around the side of the property to a gravelled parking area for several cars which leads to the DOUBLE GARAGE.

To the front and side of the property are flagged patio areas with pathways leading off to gravelled and stone flagged patio areas surrounding. A pond and water feature with wooden bridge.

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OUTSIDE cont: To the rear of the garage is an attached lean-to greenhouse and planting area. The property adjoins open fields to 3 sides and enjoys excellent views over the surrounding Ribble Valley countryside.

SERVICES: Spring water supply private septic tank and electric is connected.

HEATING: Oil fired central heating system complemented by double glazed windows in uPVC frames, also the property benefits from underfloor electric heating in the kitchen, utility and conservatory..

COUNCIL TAX BAND: G.

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

VIEWING: By appointment with our office.



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*Oak Bank, Newton, BB7 3DL
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