



Honeywell
SELECT

Sycamore Barn, Bolton-by-Bowland, BB7 4NU
Stonebuilt 5 bedroom barn conversion
£585,000



- Stunning rural location
- 3 stables, open garage
- Kitchen with Aga
- Gardens adjoining Skirden Beck
- Lounge, dining room & study
- 227 m² (2,440 sq ft) approx.

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SYCAMORE BARN BOLTON-BY-BOWLAND

A stonebuilt barn conversion situated in this beautiful rural location with large private gardens overlooking open countryside and the stunning Skirden Beck. This large family house offers great accommodation which is packed with character features throughout. The ground floor has a good-sized lounge and dining room which both overlook the garden. There is a dining kitchen with Aga, study, utility room and shower room. On the first floor is a huge master bedroom with en-suite, 3 bedrooms and 4-piece bathroom with roll top bath. The second floor comprises a spacious landing and another bedroom.

Externally the entrance is through automated wooden gates which lead to a large gravelled parking area for up to 6 vehicles. There is a detached L-shaped building which has three stables and an open garage; the large gardens extend to the rear side with a large open summer-house.

Sycamore Barn is situated in a small cluster of houses and as the end attached property has expansive views down the valley. This attractive location is around one mile from the village of Bolton-by-Bowland where you can find the Coach & Horses public house, village school and medieval church.

LOCATION: Travelling towards Bolton-by-Bowland from Sawley, take the second left after the Copy Nook into Settle Road. After approx one mile the house can be found on the right. Turn into the gravel drive before the cottage and Sycamore Barn is located through the wooden gates at the end.

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

ENTRANCE HALL: Through half-glazed front door, feature exposed stone wall and tiled floor.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome tap and wet shower area with fitted thermostatic shower, fully tiled walls, tiled floor.

DINING ROOM: 6.1m x 3.3m (19'11" x 10'9"); feature exposed stone wall, oak flooring, 4 windows and half-glazed door to rear garden, attractive outlooks across the garden. Double doors to:



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LOUNGE: 5.1m x 5.4m (16'8" x 17'9"); with 2 windows overlooking the garden, feature exposed stone wall, exposed beams, stone fireplace with stone flagged hearth and wooden mantel housing open fire, television point, oak flooring, wall light points.

KITCHEN: 5.4m x 3.8m (17'8" x 12'7"); with fitted range of oak-fronted wall and base units with complementary laminate working surfaces with tiled splashback and under unit lighting, one and a half bowl single drainer sink unit with mixer tap, 2-oven oil fired Aga with 2 hot plates, feature lighting above, integrated fridge and dishwasher, tiled floor, space for table and chairs, exposed beams and recessed spotlighting.

INNER HALLWAY: With return staircase off to first floor with spindles and balustrade.

STUDY: 3.7m x 3.2m (12'1" x 10'5"); feature exposed stone wall, exposed beams, window and glazed door opening onto the rear garden, laminate flooring.

UTILITY ROOM: 3.3m x 2.5m (10'9" x 8'1"); fitted range of storage units, complementary working surfaces, floor-mounted oil central heating boiler, plumbing for washing machine, space for tumble drier and space for fridge freezer, tiled floor.

FIRST FLOOR:

LANDING: With spindle staircase off to second floor.

BEDROOM ONE: 4.5m x 5.7m (14'9" x 18'8"); with 3 windows overlooking the rear garden.

SPACIOUS EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin with chrome taps and large walk-in shower with fixed shower head and separate hand-held shower head, fixed glass panel, chrome heated ladder style towel rail, eaves storage cupboard.



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BEDROOM TWO: 3.8m x 3.3m (12'5" x 10'9"); attractive outlooks across the rear garden.

BEDROOM THREE: 4.0m x 3.2m (13'1" x 10'6").

BEDROOM FOUR: 2.9m x 2.4m (9'7" x 7'9").

BATHROOM: 3.3m x 2.6m (10'9" x 8'6"); Spacious bathroom with 4-piece suite comprising low suite w.c., pedestal wash handbasin with chrome taps, corner shower enclosure with large fixed head shower and free-standing roll top bath with chrome shower tap fitment, part-tiled walls, chrome heated ladder style towel rail, recessed spotlighting, extractor fan, wall light point.

SECOND FLOOR:

SPACIOUS LANDING: with spindles and balustrade, Velux window

BEDROOM FIVE: 5.5m x 2.6m (18'1" x 8'9"); with window to gable wall, central chimney breast.

OUTSIDE: The property is approached by remote controlled automated wooden gates opening into a gravelled parking area offering excellent space for turning and parking multiple cars, motorhome, caravan or trailers.

There is an L-shaped outbuilding which comprises an open GARAGE with power and light and 3 STABLES all with power and light.

Large rear garden with paved patio areas and paved pathways, well-planted borders. Pond and gated access with steps down to Skirden Beck, offering excellent views of the river. Large side garden, mainly laid to lawn with wooden fencing and large detached open summer-house with decked patio area, power, light, infra-red heaters, views across the river and open countryside.

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SERVICES: Mains water and electric are connected. Private drainage via a shared septic tank.

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

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

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, with no obligation - please ask for details.



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*Sycamore Barn, Settle Rd, Bolton-by-Bowland, BB7 4NU
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