



**Honeywell**  
SELECT

## Meadow View, Chapel Lane, West Bradford

Large stonebuilt semi-detached cottage  
£495,000



- 3 bedrooms, 1 with 4-piece en-suite
- Dining room with Bi-fold doors
- Landscaped rear garden with view
- Large lounge with feature fireplace
- Modern contemporary kitchen
- 119 m<sup>2</sup> (1,278 sq ft) approx

Clitheroe  
Tel 01200 426041

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## MEADOW VIEW, CHAPEL LANE, WEST BRADFORD BB7 4SN

A stunning stonebuilt semi-detached cottage which offers great accommodation beautifully combining character features with modern fittings, bi-fold doors and LED feature lighting. The cottage which is situated in the heart of the village has a driveway and decked patio to the front and a beautiful cleverly landscaped rear garden with large patio with steps up to the lawn and benefits from outlooks across an open field. The house has a large lounge with feature fireplace housing modern multi-fuel stove and an original stone bread oven, the dining room has a fireplace with gas stove and bi-fold door leading to rear patio. The breakfast kitchen is up-to-date with high gloss units and quartz worktops with a range of Neff appliances. Upstairs the master bedroom has a range of wall-to-wall wardrobes which cleverly conceals the door to the four-piece luxury en-suite. There are two further bedrooms and a four-piece modern house bathroom.

West Bradford is only a short drive from Clitheroe and has the Three Millstones in the village, access to the neighbouring villages Waddington and Chatburn is easy and Bowland High School is only a short drive away. Viewing is essential.

**LOCATION:** On entering West Bradford from the Clitheroe direction turn first right into Chapel Lane, continue up the hill round the left hand bend and the cottage can be found on the left after Chapel Close.

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

**ENTRANCE PORCH:** With oak front door and doorway to:

**DINING ROOM:** 5.2m x 3.1m (17' x 10'); with recess spotlighting, feature fireplace housing feature red gas stove, aluminum bi-fold doors opening onto large rear patio area and oak effect Karndean flooring.



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**LOUNGE:** 4.7m x 5.6m (15'4" x 18'5"); large lounge with windows to front and rear elevation and glazed door leading to front decked patio, recess spotlighting and television point. Feature exposed stone fireplace with stone flagged hearth housing modern multi-fuel burning stove and to the left of the fireplace is an original stone bread oven, oak effect Karndean flooring, wall-light points and tongue and groove oak latch interior door.

**KITCHEN:** 4.9m x 3.7m (16'x 12'1"); with a recently-installed kitchen with a contemporary grey gloss wall and base units with complementary white quartz work surfaces and splashback with LED under unit lighting, stainless steel built under sink unit with chrome mixer tap, integrated Neff electric fan oven with slide away door, integrated combination microwave, 5-ring gas hob with ceiling-mounted glass and stainless steel extractor canopy over, integrated dishwasher, full-height larder fridge and freezer, larder storage cupboard, breakfast bar, LED lighting, oak effect Karndean flooring, PVC door to side access and staircase off to first floor with feature LED lighting.

**FIRST FLOOR:**

**LANDING:** With Velux window, storage cupboard and feature low level LED lighting.

**BEDROOM ONE:** 4.8m x 3.1m + the wardrobes (15'7" x 10'2"+ the wardrobes); with windows to front and rear elevation, wall-to-wall range of oak-fronted wardrobes with centre doors concealing entrance to en-suite bathroom.

**EN-SUITE BATHROOM:** 4.6m x 1.8m (14'11" x 5'9") with luxury 4-pce suite comprising wall-hung w.c. with push button flush and concealed cistern, wall-hung vanity unit with basin and chrome mixer tap, with drawers and cupboards under and vanity mirror over, walk-in shower with thermostatic shower with fixed shower head and panelled bath with wall-mounted chrome mixer tap, 2 chrome heated ladder style towel rails, oak effect flooring, fully tiled walls and recessed spotlighting.

**BEDROOM TWO:** 3.6m x 3.1m (11'8" x 10'); with feature pitched ceiling.



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**BEDROOM THREE:** 3.6m x 2.1m (11'11" x 6'10"); with feature pitched ceiling, built-in desk and wall cupboards.

**BATHROOM:** With 4-piece white suite comprising low suite w.c. with push button flush, wall-hung wash handbasin with wall-mounted chrome mixer tap, corner shower enclosure with thermostatic shower with fixed shower head and roll-top bath with wall-mounted chrome mixer tap and separate hand held shower head, chrome heated ladder style towel rail, recessed spotlighting, fully tiled walls and tiled floor.

**OUTSIDE:** The property has a gravelled driveway providing private parking leading to front garden which has well-stocked planting borders, stone boundary wall and decked patio area. Double wooden gates to the side lead to an Indian stone paved area and walled courtyard providing further parking for a small car, trailer or additional storage.

From the courtyard there is access to the rear garden, which has been recently landscaped with large Indian stone paved patio area with outside lighting and stone steps leading up to lawn with planting borders, stone boundary wall and outlooks across the adjoining fields to the rear.

**DETACHED OUTBUILDING:** 4.6m x 2.0m (15'7" x 6'7"); housing

**UTILITY ROOM:** with a fitted range of storage cupboards, work surface, Belfast sink unit with chrome mixer tap, space for tumble dryer, plumbing for a washing machine and space for fridge freezer and tiled floor.

**W.C:** With low suite w.c with push button flush.

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**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

**SERVICES:** Mains, gas, water, electric and drainage are connected.

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

**COUNCIL TAX BAND E.**

**ENERGY PERFORMANCE:** The energy rating is tbc.

**VIEWING:** By appointment with our office.



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*Meadow View, Chapel Lane, West Bradford BB7 4SN  
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