

THE GATE HOUSE
WHALLEY ROAD
BARROW
BB7 9AW



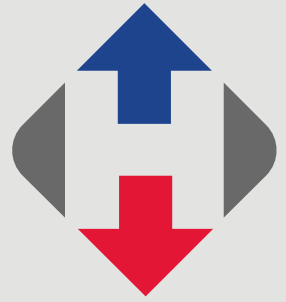
Offers around £200,000



- Stonebuilt detached house
- Stunning open plan living
- Spacious 3-piece en-suite
- Convenient village location
- Gatehouse to former printworks
- Double bedroom with wardrobes
- Parking for 6-8 cars
- 35 m2 (388 sq ft) approx.

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An attractive detached stonebuilt property which was formerly the gatehouse to the printworks, offering a unique quirky home with charm and character. There is a lovely open plan ground floor living area with lounge space, dining area and fitted bespoke kitchen with solid granite work surface. This room offers a high ceiling with recessed spotlighting, large windows and solid oak flooring. To the rear is a separate utility room with space for the white goods. A corner staircase leads to the first floor bedroom which offers great character with pitched ceiling, dormer window and fitted wardrobes. There is a spacious en-suite with walk-in shower.



Externally the entrance has two five-bar gates which lead to a private parking area for 6-8 cars. There is space to create a patio and garden area. To the rear of the building is a timber store with power. Viewing is recommended.

LOCATION: Travelling into Barrow from the Clitheroe direction proceed straight on, passing the school on the left hand side. Continue for approximately 500 yards and the house can be found on the left opposite Millbrook Place.

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

ENTRANCE: Through solid wood front door to:

OPEN PLAN LIVING AREA, DINING AREA & KITCHEN: measuring in total 6.0m x 5.0m (19'7 x 16'4");

OPEN PLAN LIVING AREA with solid wood flooring, coved cornicing, recessed spotlighting, television point and feature fireplace with stone flagged hearth.

DINING AREA: with large window and built-in storage cupboards.

KITCHEN AREA: with solid wood bespoke joiner-made base units with black granite work surface, stainless steel electric cooker with glass splashback and matt black Stoves extractor canopy over, return staircase off to the first floor with understairs storage.

UTILITY ROOM: 2.3m x 1.3m (7'8" x 4'4"); with fitted range of cream gloss wall and base units with dark laminate work surface, circular stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, oak flooring.

FIRST FLOOR:

Return staircase with Velux window and blackout blind.

DOUBLE BEDROOM: 5.0m max x 4.2m (16'3" max x 13'8"); with feature dormer window to the side, recessed spotlighting and built-in triple wardrobe.





SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome mixer tap and walk-in shower with fixed glass screen, fixed shower head and separate hand held shower head with thermostatic shower, part-tiled walls, tiled floor, chrome ladder style towel rail, built-in shelving, extractor fan, storage cupboard housing hot water cylinder.

OUTSIDE: There are entrance gates with 2 timber 5-bar gates opening into a large parking area providing private parking for 6-8 cars. Timber storage shed 1.8m x 3.7m (6' x 12') with electric light and power.

Situated to the side of the house is a hot and cold tap.

HEATING: Electric programmable radiators complemented by sealed unit double glazing with secondary glazing.

SERVICES: Mains water, electricity and drainage are connected. Gas is not connected but is available in Whalley Road.

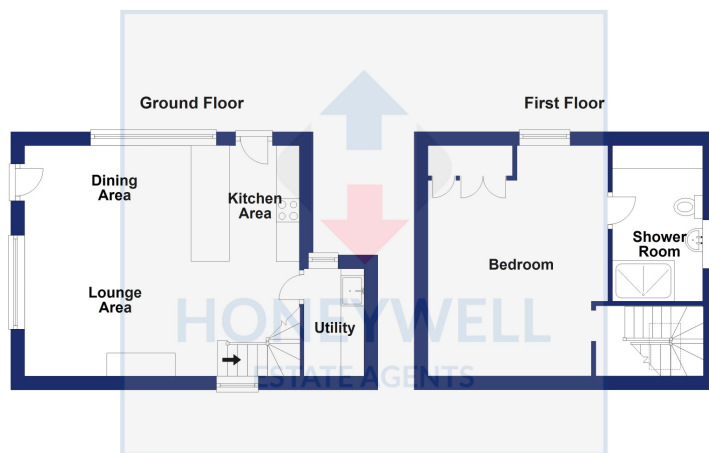
TENURE: We are informed by the owners that the property is freehold.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





For identification purposes only - Not to scale
Plan produced using PlanUp

The Gate House, Whalley Road, Barrow

*The Gate House, Whalley Rd, Barrow, BB7 9AW
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