



Honeywell
SELECT

Rodhill House, Grindleton

Detached house with outstanding views

£925,000



- 5 bedrooms, 3 bathrooms
- Large lounge with fireplace
- Bespoke kitchen with AGA
- Sun lounge with stunning views
- Garage, workshop & store
- 267 m² (2,876 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Rodhill House Smalden Lane, Grindleton

A stunning stonebuilt detached house situated on a large plot with outstanding elevated views across the Ribble Valley and the full width of Pendle Hill. The house offers character accommodation with exposed stonework, open beams, feature hardwood doors and a stunning stone fireplace in the lounge with cast iron multi-fuel stove.

On the ground floor is a spacious lounge, dining room, study, cloakroom and utility room plus a stunning open plan dining kitchen and sun lounge with a large, glazed gable providing the perfect 'picture frame' for the view of Pendle Hill. Upstairs is a master bedroom with bespoke oak dressing room and contemporary en-suite with walk-in shower. There are four further bedrooms, including an en-suite guest room, and 4-piece house bathroom. Outside wrought iron automatic gates lead to a driveway and turning area, directly to the front of the house is a large stone patio with steps to a large lawned garden. To the side of the house is a stonebuilt double garage with workshop to the rear and wood store, situated down the hill is another garden area with mature trees and stock fencing for chickens and geese.

Smalden Lane is situated within an Area of Outstanding Natural Beauty, around 1 mile down the hill is the village of Grindleton which has a primary school and is close to Bowland High School. A range of shops and services can be found nearby in Chatburn.

LOCATION: On entering Grindleton from the Chatburn direction turn right up the hill towards the village centre and then turn left onto Main Street. Proceed straight on up the hill through the village and after leaving the village continue straight on for ½ mile, round the right hand bend and continue up the hill. After ¼ mile Rodhill is sign posted on the right hand side.

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

ENTRANCE PORCH: With hardwood front door, window to either side and glazed door to dining room.

DINING ROOM: 4.7m x 4.4m (15'5" x 14'7"); with feature exposed beams, recessed spotlighting and views towards Pendle Hill.

HALLWAY: With spindle and balustrade corner staircase off to first floor and recessed spotlighting.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



CLOAKROOM: With 2-piece white suite comprising a low suite w.c. and wall-hung wash handbasin with chrome taps, recessed spotlighting.

STUDY: 2.3m x 3.3m (7'8" x 10'8"); with recessed spotlighting, BT telephone point and views of Pendle Hill.

LOUNGE: 6.9m x 5.4m (22'5" x 17'9"); with feature exposed beams, large window offering stunning views towards Pendle Hill, feature stone fireplace and hearth housing cast iron multi-fuel stove, television point and recessed spotlighting.

DINING KITCHEN: 4.7m x 4.6m (15'3" x 15'1"); with a bespoke fitted kitchen with a range of solid wood wall and base units with complementary dark granite work surface and tiled splashback, stainless steel two bowl sink unit with mixer tap and draining board carved into granite. There is a 4-oven electric AGA with extractor over and stone surround, a range of integrated Miele appliances including electric fan oven, automatic coffee machine, larder fridge and dishwasher, larder pantry full height storage cupboard, central island unit with granite worktop and oak breakfast bar, tiled flooring with underfloor heating. The dining kitchen is open to the sun lounge.

SUN LOUNGE: 5.7m x 4.3m (18'8" x 14'1"); with feature pitched ceiling with exposed roof timbers, large glazed gable wall offering stunning views towards Pendle Hill, glazed French doors to either side offering access to the garden and tiled floor with underfloor heating.

UTILITY ROOM: 3.7m x 3.3m (12'3" x 10'8"); with a range of fitted bespoke wall and base units with Belfast sink unit, floor-mounted Worcester oil central heating boiler and pressurised hot water cylinder, underfloor heating, plumbing for a washing machine, space for a tumble dryer and freezer, tiled floor and exterior door.

FIRST FLOOR:

FEATURE LANDING: With pitched ceiling, exposed beams and Velux window.

BEDROOM ONE: 5.4m x 4.1m (17'9" x 13'4"); with stunning views towards Pendle Hill and recessed spotlighting. Bespoke oak doors lead to dressing room.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



DRESSING ROOM: With fitted oak shelving, hanging and drawers.

EN-SUITE SHOWER ROOM: With a modern 4-piece suite comprising a wall-hung w.c. with push button flush, double vanity wash handbasins sat on oak counter with wall-mounted chrome mixer taps, large walk-in shower with fixed glass panel and thermostatic shower, fully tiled walls and oak flooring.

BEDROOM TWO: 4.6m x 3.7m (15'0" x 12'3"); with a range of built-in wardrobes and stunning views.

EN-SUITE SHOWER ROOM: With a 3-piece suite comprising low suite w.c. with push button flush, wall-hung wash handbasin and double shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor, recessed spotlighting and extractor.

BEDROOM THREE: 4.7m x 2.4m (15'3" x 7'10"); with feature pitched ceiling, exposed beams, two Velux windows and window to front elevation.

BEDROOM FOUR: 3.3m x 2.3m (10'8" x 7'8"); with views towards Pendle Hill.

BEDROOM FIVE: 3.2m x 1.8m (10'5" x 5'9").

HOUSE BATHROOM: With 4-piece suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panel bath with wall-mounted mixer tap and corner hand held shower, large walk-in shower with fixed curved glass panel and thermostatic shower, tiled walls, tiled floor, recessed spotlighting, extractor fan and feature radiator with towel rail.

OUTSIDE: The property is approached through automatic electrically operated wrought iron gates with tarmac driveway leading to parking and turning area. To the front of the property is a large stone paved patio area offering excellent views across the Ribble Valley and the full width of Pendle Hill and a large lawn.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

Situated near the entrance gates is a **DETACHED DOUBLE GARAGE** measuring 5.3m x 5.5m (17'4" x 18'2") with up-and-over door, power and light. To the rear of the garage is a **WORKSHOP** measuring 7.4m x 2.2m (24'1" x 7'3") and to the side of the garage is a **WOOD STORE** measuring 2.8m x 2.5m (9'1" x 8'2"). From the driveway the land drops down to a second garden area with mature trees and planting which is ideal for keeping small livestock.

SERVICES: Mains electric, spring water supply and septic tank drainage are connected.

HEATING: Oil fired hot water central heating complemented by sealed unit double glazing in hardwood frames.

COUNCIL TAX BAND G. EPC Rating E.

TENURE: Freehold.

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.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



Rodhill House, Smalden Lane, Grindleton, Clitheroe, BB7 4RX

Gross Internal Area (approx) = 267.2 sq m / 2876 sq ft

Outbuilding = 53.2 sq m / 573 sq ft

Total = 320.4 sq m / 3449 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*Rodhill, Grindleton, BB7 4RX
CD/CJ/020721*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](https://www.honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200