



Honeywell
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Chew Mill Barn, Billington

Beautiful stonebuilt character barn conversion

Offers around £525,000



- Stunning open views
- 3 beds, dressing room, en-suite
- Large lounge & dining room
- Garage converted to gym
- Contemporary fitted kitchen
- 151 m² (1,630 sq ft) approx.

Clitheroe

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Barrowford

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Chew Mill Barn Elker Lane, Billington

A stunning stonebuilt barn conversion with beautiful views across the open countryside, offering great access to Whalley and Billington and within walking distance of St Augustine's High School and The Black Bull at Old Langho. This lovely home offers fantastic character features such as exposed beams and stonework which is coupled with a modern finish with a smart contemporary kitchen, up-to-date bathroom and en-suite with walk-in wet area and multi jet shower. On the ground floor there is a breakfast kitchen with island unit and a full range of Neff appliances; at the centre of the house is the dining hall with feature half-landing, there is a large lounge with contemporary log burner plus a utility room and cloakroom. Upstairs is a feature light and airy landing with exposed beams and pitched ceiling. The master bedroom has a modern en-suite and a staircase leads from the bedroom to the dressing room. Also upstairs are two further bedrooms and a bathroom with free-standing bath. The detached double garage has been converted to an excellent home gym with external staircase leading to a mezzanine first floor office space.

Externally there is an automated electric gate leading to a driveway providing private parking. There is a large Indian stone patio to the side and to the front a south west facing garden with lawn and stone patio with open views. Viewing is essential.

LOCATION: From Billington travel in the direction of Langho and turn right at the mini roundabout into Elker Lane and pass St Augustine's on the right hand side. Proceed straight on crossing the A59 and after ¼ mile Chew Mill Barn is on the right hand side.

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

ENTRANCE: Through PVC entrance door into breakfast kitchen.

BREAKFAST KITCHEN: 5.1m x 4.0m (16'8" x 13'2"); with a modern, contemporary gloss fitted kitchen comprising wall and base units with complementary white quartz work surface, feature under-unit and over-unit LED lighting, built-under stainless steel sink unit with chrome mixer tap and draining board carved into the quartz, integrated electric Neff oven with hideaway door and separate oven-combi with plate warming drawer, 5-ring induction hob with ceiling mounted extractor canopy over, integrated full height fridge and freezer, wine fridge,



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integrated dishwasher, central island unit with storage drawers, power sockets and breakfast bar for 4 people, recessed spotlighting, contemporary modern radiator, feature tiled floor and doorway to dining hall.

DINING HALL: 5.2m x 4.3m (16'11" x 14'1") inc staircase; with glazed patio doors opening onto garden offering excellent views across neighbouring countryside, built-in storage cupboard, feature staircase and half-landing.

LOUNGE: 4.3m x 5.1m (14'1" x 16'7"); with 2 windows to the front elevation offering excellent views, television point, wall light points, feature fireplace housing a contemporary wood burning stove set on stone flag hearth with oak beam surround.

UTILITY ROOM: 1.8m x 1.9m opening to 3.8m (6'0" x 6'3" opening to 12'6"); with a fitted range of wall and base units with complementary laminate work surface and stainless steel sink unit, wall-mounted Worcester central heating boiler (installed 2019), plumbing for a washing machine, space for tumble dryer, tiled floor and exterior door to rear.

CLOAKROOM: With a 2-piece white suite comprising low suite w.c. with push button flush and corner wash handbasin and extractor fan.

FIRST FLOOR:

FEATURE SPACIOUS LANDING: With exposed beams and roof timbers with pitched ceiling with 2 Velux windows and feature arched window with stone surround offering open views.

BEDROOM ONE: 4.1m x 3.7m (13'6" x 12'2"); with feature pitched ceiling with exposed beams, Velux window, windows to front and side elevation and wall light points. Staircase leading from the master bedroom to dressing room.



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EN-SUITE: With a modern 3-piece suite comprising large walk-in wet shower area with multi-jet thermostatic shower and fixed glass panel, wall-hung w.c. with push button flush and wall-hung vanity wash handbasin with mixer tap and backlit vanity unit over, chrome heated ladder style towel rail, recessed spotlighting, extractor fan, fully tiled walls and tiled floor.

DRESSING ROOM: 4.2m x 2.8m (13'8" x 9'1"); with feature exposed beams and Velux window, fitted hanging and shelving.

BEDROOM TWO: 4.3m x 2.7m (14'1" x 8'9"); with exposed beams and Velux window.

BEDROOM THREE: 3.4m x 2.3m (11'0 x 7'8"); with window to front elevation, Velux window and exposed beams.

BATHROOM: With a modern 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and tiled splashback, free-standing roll top bath with chrome shower tap fitment, tiled floor, Velux window, window to rear elevation and extractor.

OUTSIDE: The property is approached by an automated electric remote control gate providing access to a private driveway and parking area for 3 to 4 cars. Situated to the side of the house is a good-sized Indian stone paved patio area. To the front of the property is an attractive south-west facing lawned garden with stone boundary wall and Indian stone paved patio area offering excellent views across open countryside.

DETACHED GARAGE converted to a gym with mezzanine office above: GF 6.0m x 6.9m narrowing to 4.4m, FF 3.6m x 6.2m narrowing to 4.3m (GF 19'9" x 22'7" narrowing to 14'4", FF 11'9" x 20'10" narrowing to 14'1"); the ground floor has glazed French doors to the front and door to side, currently used as a gym with recessed spotlighting and electric heating. An external staircase leads to the first floor mezzanine office space with 2 Velux windows, electric, light and power.

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SERVICES: Mains water and electric are connected, drainage is via private septic tank shared with this property and the property behind.

HEATING: LPG gas central heating system with combination Worcester boiler (installed 2019).

COUNCIL TAX BAND E.

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

TENURE: Freehold.

VIEWING: By appointment with our office.

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