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Eastham House Barn, Mitton

Stonebuilt detached barn conversion with land
£765,000



- 4 bedrooms, 2 bathrooms
- Lounge, snug, office & cloakroom
- Dining kitchen with quartz worktop
- Ample parking & garage
- Approx. 3.75 acres of land included
- 160 m² (1,717 sq ft) approx.

Clitheroe

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Eastham House Barn Mitton

A fantastic stonebuilt barn conversion situated in this desirable location halfway between Whalley and Clitheroe with surrounding countryside. The property is set within a small cluster of houses and at the rear has direct access to approximately 3.75 acres of land which is included. The house offers modern accommodation to suit most families with a lounge with the glazed former barn entrance offering excellent light, dining kitchen with French doors, plus a snug and study. Upstairs there are four bedrooms, the master has an en-suite shower room, plus a 4-piece house bathroom. The property offers character features which include exposed stone walls and stone flag windowsills coupled with the modern benefits of underfloor heating, fitted kitchen with quartz work surfaces and integrated appliances.

Outside the property is accessed through wrought iron gates which lead to the driveway providing ample parking and turning plus a good-sized garage. There is a rear garden with Indian stone patio and direct gated access to approximately 3.75 acres of the land which has stunning views across the Ribble Valley and Pendle Hill.

The property is located on Clitheroe Road in between Clitheroe and Whalley which are both around 10 minutes' drive away. The Three Fishes and Aspinnall Arms are only a short drive away.

LOCATION: Leave Whalley on Mitton Road and continue straight on passing the Three Fishes on the left. At the T-junction turn right and follow the road around for ¼ mile, shortly after the 90-degree left hand bend the property is second on the right.

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

ENTRANCE: Through front door into:

HALLWAY: With Karndean flooring, recessed spotlighting and spindle staircase off to first floor with understairs storage cupboard.

CLOAKROOM: 2-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, feature stone flag windowsill with stone lintel and Karndean flooring.



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SNUG: 3.0m x 3.0m (9'9" x 9'10"); with recessed spotlighting and Karndean flooring.

STUDY: 3.0m x 2.5m (9'9" x 8'1"); with recessed spotlighting, Karndean flooring and electric meter cupboard.

LOUNGE: 5.4m x 3.6m (17'9" x 11'10"); with feature glazed former barn entrance with stunning views towards Pendle Hill with separate window to side, window seat with stone flag windowsill, Karndean flooring, feature exposed stone wall, exposed beam, recessed spotlighting and television point.

DINING KITCHEN: 4.6m x 5.7m (15'2" x 18'8"); with a pale green range of Shaker style wall and base units with complementary light quartz work surface and splashback, one-and-a-half bowl sink unit with mixer tap, integrated double electric oven with 4-ring ceramic hob, glass splashback and stainless steel extractor canopy over, integrated full height fridge, dishwasher, washing machine, microwave, breakfast bar, recessed spotlighting, space for dining table and chairs and glazed French doors opening to side garden area.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, airing cupboard with shelving and underfloor heating manifold and separate storage cupboard.

BEDROOM ONE: 3.4m x 3.6m (11'2" x 11'10"); with feature window (formerly the barn door opening) with oak beam lintel, Velux window, television point and stunning views towards Pendle Hill.

DRESSING ROOM: 1.6m x 1.6m (5'4" x 5'5"); with recessed spotlighting leading to:

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, walk-in shower with fixed side panel with Grohe thermostatic shower, tiled walls, chrome heated towel rail, recessed spotlighting, Velux window and extractor fan.



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BEDROOM TWO: 3.9m x 3.9m (12'9" x 12'9"); with feature stone windowsill, oak beam lintel and television point.

BEDROOM THREE: 4.3m x 3.1m (14'1" x 10'0"); with windows to rear and side elevation with excellent views to Pendle Hill.

BEDROOM FOUR: 4.3m x 2.5m (13'11" x 8'2"); with feature stone windowsill, oak beam lintel and views across an open field.

BATHROOM: With Villeroy and Boch 4-piece suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower enclosure with fitted Grohe thermostatic shower, part-tiled walls, recessed spot lighting, Velux window, chrome heated towel rail and extractor fan.

OUTSIDE: There is a forecourt front garden with stone boundary wall extending to the side with raised planter and boundary wall. Wrought iron gates lead to a tarmac driveway providing ample parking and turning, leading to a **SINGLE GARAGE** with up-and-over door, power and light.

There are lawned garden areas and a good-sized paved patio area leading to a raised garden area with boundary wall. Access through this garden area leads to gates and a track which leads to approximately 3.75 acres of land with surrounding stock fencing and excellent countryside views.

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SERVICES: Mains water and electric are connected. Drainage is via a private septic tank.

HEATING: Oil fired central heating complemented by double glazing and underfloor heating.

TENURE: Freehold.

COUNCIL TAX BAND: G

VIEWING: By appointment with our office.



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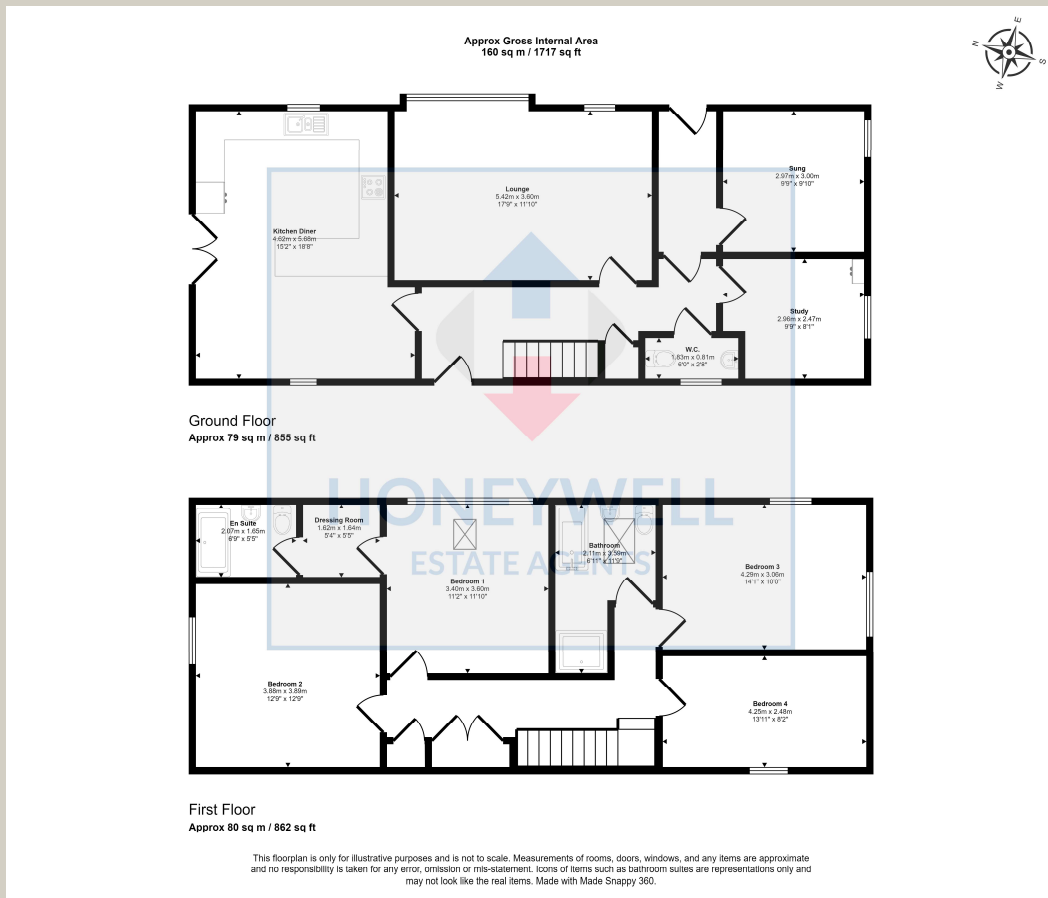
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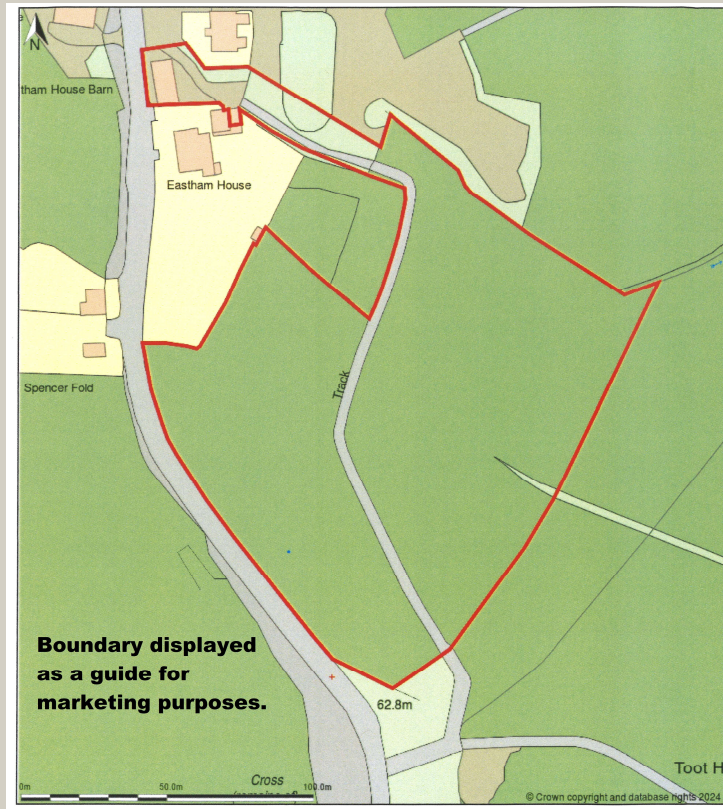
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