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1 Burnhouse Cottage, Newton-in-Bowland

Stunning stonebuilt 4 bedroom barn conversion
£489,000



- Lounge with picture window
- Snug, utility & cloakroom
- Ample parking & garage
- Luxury 5-piece bathroom
- Large dining kitchen with AGA
- Beautiful gardens with views
- Fantastic rural location
- 204 m² (2,192 sq ft) approx.

Clitheroe

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Barrowford

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1 Burnside Cottage Newton-in-Bowland, BB7 3EE

A stunning stonebuilt barn conversion situated in a beautiful rural location with excellent views across the Hodder Valley. Situated 2 miles from the village of Newton, this attractive house offers many character features which include exposed stonework, open beams, pitched ceilings, tongue and groove latch doors and a two-oven AGA. The ground floor has a large dining kitchen with central island unit and feature oak staircase to the first floor, while the spacious lounge offers a huge picture window taking full advantage of the view and a feature stone fireplace with log burner. To the rear is a snug, utility room and cloakroom. Upstairs there are four bedrooms and a luxury 5-piece bathroom suite with free-standing roll top bath positioned perfectly to relax and make the most of the view.

Externally there is a large gravelled parking area and detached garage. Immediately to the front of the house is a large stone patio with steps down to a well-stocked mature garden. Situated at the other side of the parking area is a further garden with patio, lawn and pond. To the rear of the house is a private courtyard.

Burnside Cottage is in a rural location which is 2.4 miles from Slaidburn where there is a primary school, shop, health centre and pub. The village of Newton is 2 miles away and it is 10 miles to Clitheroe.

LOCATION: Entering Newton from the Waddington direction proceed over the bridge and turn left after the Parkers Arms. At the next junction turn left towards Dunsop Bridge and as you leave Newton turn right into Back Lane. Continue up the hill and straight on for 1.3 miles and turn left into the track for Burnside and Oxenhurst. Continue along this private track round the right hand bend and the left hand bend, turn first left and Burnside Cottage is at the gate.

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

ENTRANCE into:

LARGE DINING KITCHEN: 6.7m x 5.5m (21'9" x 18'0"); with a fitted range of modern cream Shaker style wall and base units with solid black granite work surface, Belfast sink unit with mixer tap, cream oil fired 2-oven AGA with 2 hotplates and extractor over.



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DINING KITCHEN CONT'D: Wine fridge, integrated dishwasher, large central island unit with hardwood work surface, recessed spotlighting, feature stone flagged floor, space for a dining table and chairs, oak staircase to first floor with spindles and balustrade.

LOUNGE: 6.9m x 5.6m (22'5" x 18'4"); with large picture window with stunning views of the Hodder Valley, feature exposed chimney breast housing cast iron log burning stove sat on a stone hearth with wooden mantel and feature lighting, feature exposed beams, recessed spotlighting, television point, wall light points, oak flooring and open to the snug.

SNUG: 4.3m x 4.0m (14'1" x 13'1"); with exposed beams, recessed spotlighting and television point.

UTILITY ROOM: 4.2m x 3.3m inc cloakroom (13'11" x 10'9" inc cloakroom); with fitted wall and base units, stainless steel sink unit, plumbing for a washing machine, recessed spotlighting, floor-mounted Worcester oil central heating boiler, stainless steel sink unit and cold water storage tank.

CLOAKROOM: With a 2-piece suite comprising a low suite w.c. with push button flush, pedestal wash handbasin, chrome mixer tap, Velux window and part-tiled walls.

FIRST FLOOR:

SPACIOUS LANDING: With oak spindles and balustrade, oak flooring, recessed spotlighting, Velux window and loft access with pull down ladder leading to loft storage.

BEDROOM ONE: 4.6m x 5.7m (15'1" x 18'9"); with a feature pitched ceiling with exposed roof timbers, Velux window, recessed spotlighting, 2 windows to the front elevation offering stunning views, built-in storage cupboard, wooden flooring and television point.

BEDROOM TWO: 4.8m x 2.2m and 4.6m x 3.3m (15'8" x 7'2" and 15'1" x 10'11"); a split level room with dressing and study area with steps down to bedroom with feature pitched ceiling with 2 Velux windows, exposed roof timbers, laminate floor and eaves storage.



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BEDROOM THREE: 4.0m x 3.2m (13'2" x 10'6"); with recessed spot lighting.

BEDROOM FOUR: 3.2m x 2.6m (10'5" x 8'5"); with Velux window, exposed beams and recessed spot lighting.

BATHROOM: A stunning luxury 5-piece suite comprising a double vanity wash handbasin with chrome mixer taps and storage cupboards under with marble top and backlit vanity mirror over, low suite w.c. with push button flush, free-standing roll top bath with chrome shower tap fitment and double shower enclosure with fixed head thermostatic shower. Large heated chrome ladder style towel rail, fully tiled walls, tiled floor and storage cupboard with shelving.

OUTSIDE: A 5 bar gate leads to a gravelled parking area for 5-6 cars with DETACHED GARAGE measuring 5.1m x 4.6m (16'8" x 15'0") with power and light. Directly in front of the house is a large Indian stone paved patio area with steps down to a mature garden with lawn and planting borders. Situated at the opposite side of the parking area is a further garden with gravel patio area, steps down to a lawn, planting borders and pond. To the rear of the property is an enclosed courtyard with boundary fencing and outside lighting.

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SERVICES: Mains electric is connected. Drainage is via shared septic tank and there is a water borehole with cold water storage tank.

HEATING: Oil fired central heating with sealed unit double glazing.

COUNCIL TAX BAND F.

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

TENURE: Freehold.

VIEWING: By appointment with our office.

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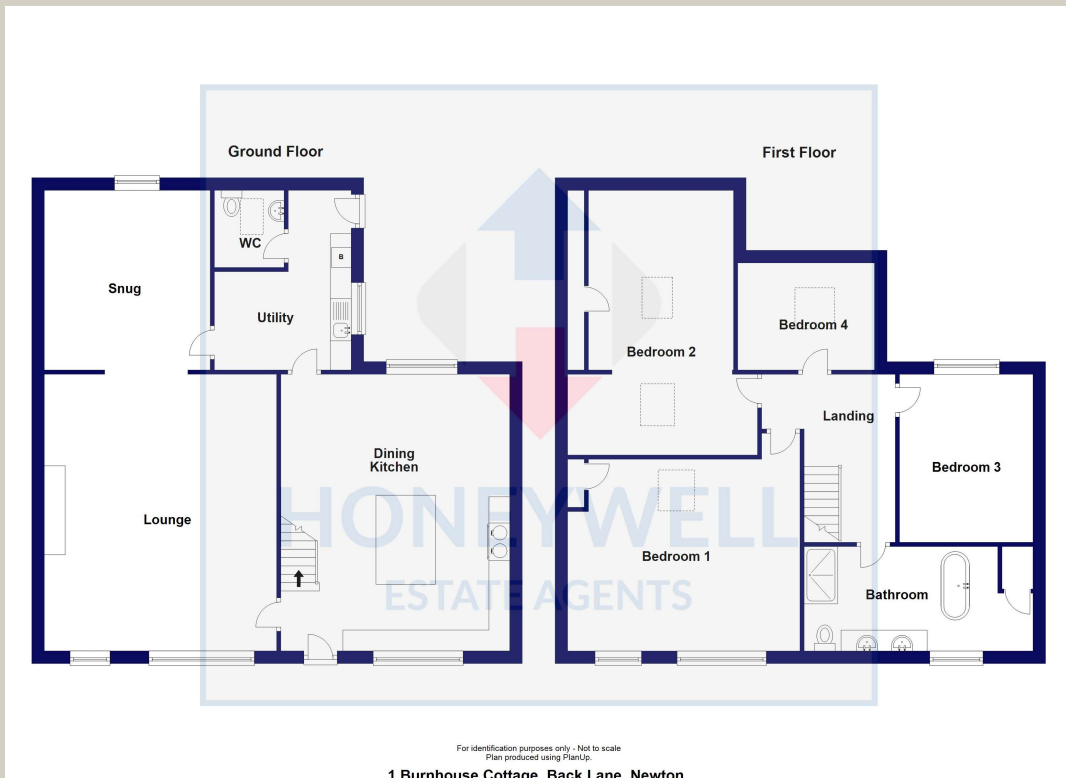
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