



Honeywell
SELECT

16 Whiteacre Lane, Barrow

Modern individually built detached family house

£665,000



- 3 reception rooms, fitted kitchen
- 4 double bedrooms, 1 with en-suite
- Large plot, south facing garden
- Ample parking & double garage
- Space for caravan/motorhome
- No chain
- 185 m2 (1,994 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



16 Whiteacre Lane Barrow

A large, detached family house which was built in 1984 and is set on a large plot which offers great privacy and ample parking at the front and an attractive well-stocked south facing garden to the rear. The house has spacious accommodation arranged across two floors with a large double height entrance hallway with galleried landing, 2-piece cloakroom, large dual aspect lounge, dining room with multi-fuel stove, study, recently installed fitted kitchen with ash doors and oak interiors with a Britannia Range style cooker and a utility room with access to the garage. Upstairs, off the galleried landing, are four double bedrooms with an en-suite shower room and a 4-piece house bathroom.

The house is set on a generous plot which is well screened from Whiteacre Lane. There is a large drive which has been re-surfaced in recent years and offers parking for 5-6 cars and leads to the double garage. The garage has space for a mezzanine floor which could be used to create a 5th bedroom or hobbies space. To the side of the garage, double gates lead to a gravelled driveway which provides further parking and would be ideal for caravan or motorhome storage. There is a good-sized south facing rear garden which is well planted around a good-sized central lawn.

LOCATION: Travelling through Barrow from the Clitheroe direction turn left at the mini roundabout into Whiteacre Lane and continue for around 450 yards and the house can be found on the right-hand side.

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

ENTRANCE HALLWAY: With hardwood front door with windows to either side, double height feature galleried landing with corner staircase off to first floor with mahogany spindles and balustrade.

CLOAKROOM: Modern 2-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer taps, tiled splashback, storage cupboard under and tiled floor.

STUDY: 3.4m x 2.9m (11'3" x 9'5"); with BT point and outlooks across the front garden.

LOUNGE: 4.2m x 6.8m (13'9" x 22'5"); dual aspect lounge with window to front elevation and glazed PVC French doors opening onto rear garden, coved cornicing, wall light points, television point, feature fireplace housing cast iron gas stove set into chimney breast on a stone flag hearth and hardwood double doors leading to dining room.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



DINING ROOM: 4.4m x 3.7m (14'5" x 12'1"); with exposed beams, tv point, feature fireplace housing cast iron multi-fuel stove with brick surround.

DINING KITCHEN: 3.5m x 5.1m (11'5" x 16'7"); a modern bespoke kitchen (installed in 2019) with oak wall and base units with ash Shaker style doors and solid granite work surface and splashback. Single bowl sink unit with mixer tap with draining board carved into granite, large Britannia Range style cooker with 6-ring gas hob and 2 electric fan ovens with extractor over, integrated Neff fridge and dishwasher, double larder cupboard with interior lighting and shelving, wine rack, Amtico flooring, space for dining table and chairs and PVC French doors opening onto rear garden.

UTILITY ROOM: 3.5m x 2.2m (11'5" x 7'4"); with a fitted range of wall and base units with complementary laminate work surface, circular stainless steel sink unit with mixer tap, space for a fridge-freezer, plumbing for a washing machine, Amtico flooring, wall-mounted Worcester central heating boiler (installed in 2021), hardwood stable door to side access and doorway to integral garage.

FIRST FLOOR:

SPACIOUS FEATURE GALLERIED LANDING: With mahogany spindles and balustrade, window to front elevation, double storage airing cupboard with shelving for linen and hot water cylinder, coved cornicing, wall light points and loft access.

BEDROOM ONE: 4.3m x 3.7m (14'0" x 12'3"); with windows to rear elevation and side elevation with outlooks across the rear garden and coved cornicing.

EN-SUITE SHOWER ROOM: With a white 3-piece suite comprising low suite w.c. with push button flush, vanity wash-hand basin with mixer tap, vanity mirror and bathroom cabinets over and corner shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor and chrome heated ladder style towel rail.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

honeywellselect.co.uk



BEDROOM TWO: 3.5m x 3.8m (11'6" x 12'6"); with a range of fitted wardrobes, storage cupboards and dressing table with drawers and outlooks across the rear garden.

BEDROOM THREE: 3.5m x 3.0m (11'6" x 9'10"); with fitted wardrobes.

BEDROOM FOUR: 4.3m x 2.4m (14'1" x 8'0"); with fitted wardrobes.

BATHROOM: With a 4-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome taps and a corner shower enclosure with fitted Aqualisa thermostatic shower. Part-tiled walls, tiled floor, chrome heated towel rail, recessed spotlighting and shaver point.

OUTSIDE: The property is set on a large plot with boundary hedging to the front offering excellent privacy and screening. There is a tarmac drive providing parking for 5-6 cars and a large front lawn with mature planting borders with shrubs and hedges, along with a gravel pathway to the front door.

An **INTEGRAL GARAGE** measuring 7.5m x 4.9m (24'4" x 16'0") with up-and-over double garage door, power and light, 2 windows to the side elevation and door to the utility room to the rear. The garage has been built with space in the roof to possibility create a hobbies room or fifth bedroom subject to the necessary planning permissions.

Access through two 5-bar gates to the side driveway offering a gravelled parking area which extends the length of the rear garden which is ideal for motor home, trailer or caravan storage. To the rear there is a good-sized south facing rear garden with large lawn with well-stocked planting borders with mature planting, trees and shrubs, boundary hedging and patio area.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

honeywellselect.co.uk



SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating with a Worcester boiler installed in 2021 complemented by hardwood sealed unit double glazing. Cavity wall insulation was installed in 2020.

COUNCIL TAX BAND: G

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

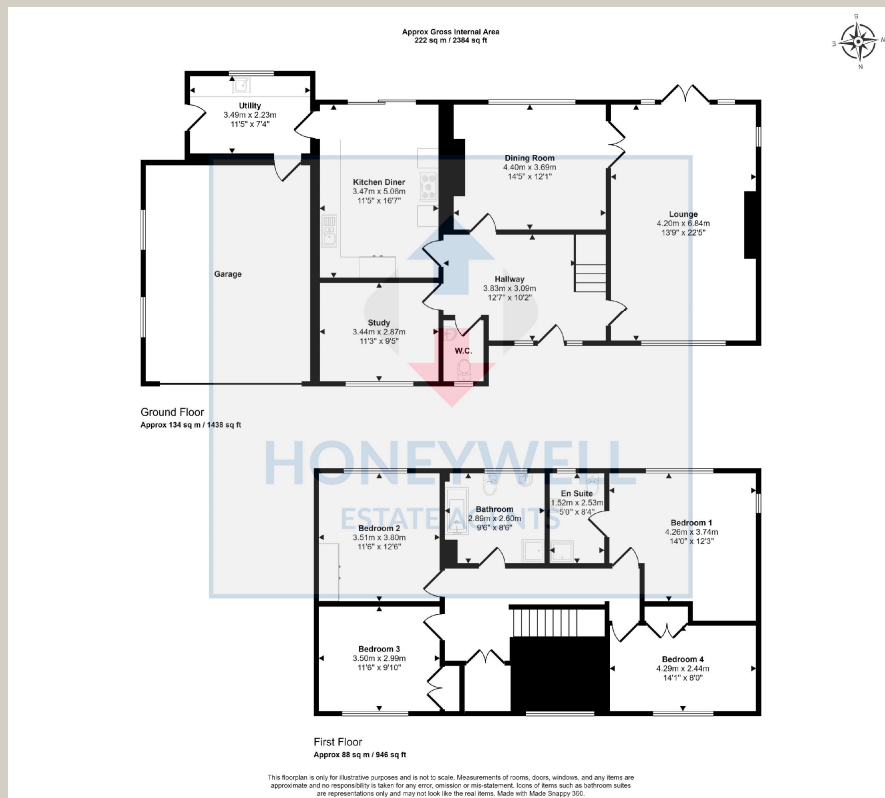
honeywellselect.co.uk



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



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.

16 Whiteacre Lane, Barrow, BB7 9BJ

CD/CJ/180523

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200