



Honeywell
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4 The Granary, Withgill Fold

Spacious fully modernised stone conversion
Offers over £600,000



- 4 bedrooms, 2 shower rooms
- Stunning family dining kitchen
- Electric gates & ample parking
- Paddock with office pod & orchard
- 3 reception rooms
- 171 m2 (1,844 sq ft) approx.

Clitheroe

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4 The Granary Withgill Fold

A stone-built former granary which has been recently fully modernised throughout to create a beautiful spacious family home with four bedrooms and three reception rooms. The property has been recently extended and the internal layout reordered to create a stunning family dining kitchen with beautiful Shaker style kitchen with island unit and high-end appliances, along with a superb contemporary shower room with smooth clean microcement walls and wet shower area, and a well-appointed utility room. An inner hall with storage leads to two bedrooms.

On the first floor, there is a sitting room with external door to a central courtyard, a large living room with views towards Kemple End and a feature fireplace with a recently-fitted modern log burner, a good-sized study and two-piece cloakroom. On the top floor, there are two bedrooms and a shower room. The master bedroom has fitted wardrobes and glazed French doors, leading to a balcony which offers stunning views across open countryside and towards Kemple End.

Externally, the house has a large, gravelled driveway and parking area with remote controlled electric gates and Pod Point EV charger. The property has a good-sized paddock accessed through a five-bar gate with a large, grassed area and a selection of fruit trees. This outside space also offers a gravelled patio area, a cedar-clad, insulated and heated garden pod which is an ideal office, home gym or hobbies room, plus a good-sized garden shed.

LOCATION: Leaving Whalley, pass The Three Fishes on the left and, at the T-junction, turn right. Continue for 1 mile and at the sharp right-hand bend turn left. After $\frac{3}{4}$ mile, turn right into Withgill Fold, over the two cattle grids and continue along the drive, passing the houses on your left. Continue round the left-hand bend then the right-hand bend. The Granary can be found on the right.

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

ENTRANCE: Through modern composite double glazed front door into:

SPACIOUS DINING KITCHEN: 5.3m x 6.9m (17'3" x 22'9"); a recently installed dining kitchen with a mixture of cashmere and navy blue shaker style wall and base cupboards with solid granite work surface and ceramic Shaws Belfast sink unit with antique brass finish Quooker boiling water tap. Integrated Neff dishwasher, bank of tall kitchen cabinets housing full height Neff fridge, full height Neff freezer, Neff electric fan oven with hide-and-slide door, Neff combination microwave oven with plate warming drawer, central island unit with solid granite work surface with 5-ring induction hob and contemporary Neff guided air downdraft extractor, Neff wine chiller and seating area.



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DINING KITCHEN CONTINUED: Larder cupboard with built-in storage racks and granite work surface, sliding patio doors with integrated blinds, two Velux windows, recessed spotlighting, contemporary lighting, limestone stone flagged floor, dining area with underfloor heating, tall contemporary radiators and return staircase off to first floor with under stairs storage cupboard.

SHOWER ROOM: A contemporary shower room with feature smart modern microcement walls blending into microcement floor and exposed stone feature wall providing a wet shower area with fixed shower screen, thermostatic shower with fixed showerhead and separate handheld showerhead, vanity wash-hand basin sat on a stone base with wall-mounted mixer tap and back-lit heated mirror above, wall-hung lavatory with concealed cistern and push button flush, built-in cupboards housing gas central heating boiler and pressurised hot water cylinder (installed in 2021).

UTILITY ROOM: 2.7m x 2.3m (8'11" x 7'5"); with a fitted range of base cupboards with granite work surface, built under stainless steel sink unit with mixer tap, coat hooks, granite bench with shoe storage under, plumbing for a washing machine, space for a tumble dryer, stone flagged floor, extractor fan and tall heated ladder style towel rail.

INNER HALLWAY: With built-in storage and hanging.

BEDROOM TWO: 2.5m x 4.8m (8'1" x 15'10"): with recessed spotlighting and built-in storage and hanging.

BEDROOM THREE: 2.8m x 3.3m (9'0" x 10'9"): with recessed spotlighting.

FIRST FLOOR:

LANDING: With staircase off to second floor.

SITTING ROOM: 2.7m x 4.0m (8'11" x 13'1"): with windows to side and rear elevation, modern composite PVC door leading to courtyard area, recessed spotlighting, television point and tall contemporary style radiator.

CLOAKROOM: With a wall-hung w.c. with concealed cistern and push button flush, wall-hung wash-hand basin with chrome mixer tap, tiled splashback, tiled floor, chrome heated ladder style towel rail and extractor.



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STUDY: 3.3m x 4.1m (10'9" x 13'4"); with dado rail, excellent views and BT telephone point. The property has fibre broadband installed.

LOUNGE: 5.2m x 4.8m (17'2" x 15'8"); a good-sized lounge with feature fireplace housing a recently installed contemporary cast iron wood-burning stove sat on a stone-flagged hearth, windows to front and side elevation offering excellent views towards Kemple End and the distant fells, coved cornicing, television point and wall-light points.

SECOND FLOOR:

LANDING: With loft access with drop-down ladder leading to part-boarded loft.

BEDROOM ONE: 3.4m x 4.1m (11'0" x 13'5"); with coved cornicing, fitted double wardrobe, excellent views towards Kemple End, glazed PVC French doors opening onto balcony area with composite decked patio area, storage area in the eaves and south-facing balcony with excellent views.

BEDROOM FOUR: 2.8m x 3.9m (9'3" x 12'10"); with windows to side elevation and feature arched window to rear.

SHOWER ROOM: With a 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor, extractor and recessed spotlighting.

OUTSIDE: The property is approached by remote-control electrically-operated gates leading to a large gravelled driveway and parking area. There is a Pod Point EV charger, outside water tap, power sockets and outside lighting. Situated across the access road through a 5-bar gate is a large paddock area mainly laid with grass with a good selection of fruit trees including apple, pear, gooseberry and blackberry. There is a gravelled patio area, DETACHED GARDEN POD measuring 4.1m x 2.9m (13'5" x 9'5") clad in cedar which is insulated with UPVC French doors, electric, light, heating and power, along with a built-in Wi-Fi bridge from the house providing an excellent broadband connection. There is a separate large TIMBER GARDEN SHED.

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SERVICES: Mains water and electric are connected. There is a communal Calor gas supply system which services Withgill Fold, each house is metered individually from the supply. There is also a communal water treatment works for private drainage, this is a shared system for Withgill Fold.

HEATING: There is Calor gas central heating with underfloor heating in the dining area and UPVC double glazing.

COUNCIL TAX BAND: F

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

TENURE: Freehold.

VIEWING: By appointment with our office.

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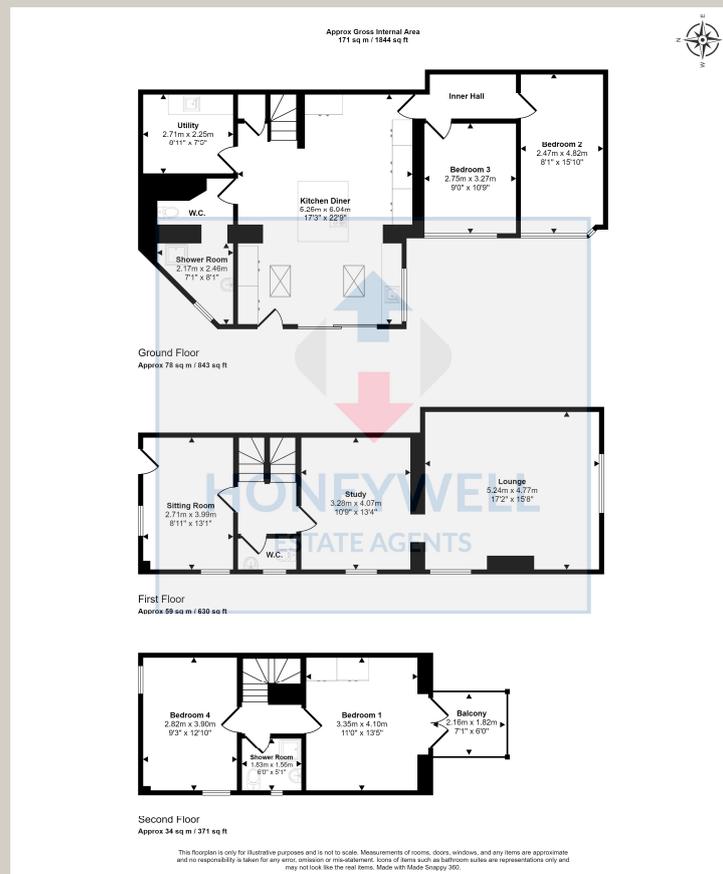
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