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## Eastham House, Mitton

Period detached house with stunning gardens

Offers around £850,000



- 5 bedrooms plus 2 attic rooms
- Lounge & sitting room
- Large open-plan dining kitchen
- Fabulous countryside views
- Fantastic south-facing garden
- 337 m2 (3,627 sq ft) approx. plus garage

Clitheroe

Tel 01200 426041

Barrowford

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# Eastham House Mitton

A large period detached house which is sat on a large  $\frac{3}{4}$  acre plot with beautiful south-facing lawned gardens and outlooks across open countryside towards Pendle Hill. This fantastic house offers large 3,627 sq.ft imposing accommodation with two separate receptions rooms and a lovely living dining kitchen with large south-facing bay window overlooking the garden. There is also a utility, two cloakrooms, pantry and two cellar rooms. Upstairs there are five bedrooms, one with en-suite, a modern 5-piece house bathroom plus there are two attic rooms on the second floor which have been used for storage but offer excellent potential for further accommodation. The house does now require some improvement but offers fantastic space and potential to create a beautiful family home.

Externally there is a tarmac driveway extending to the front and side providing ample parking and leading to a detached double garage. To the rear and side are fabulous south-facing lawned gardens with mature plants and trees plus a small paddock measuring approx.  $\frac{1}{2}$  acre.

**LOCATION:** The house is situated in Mitton which is only a short drive from Whalley and Clitheroe. 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  $\frac{1}{4}$  mile, shortly after the 90-degree left hand bend the property is first on the right.

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

**ENTRANCE:** Through hardwood front door into:

**SPACIOUS ENTRANCE HALLWAY:** With exposed beams, return staircase off to first floor and understairs doorway leading to cellar.

**CLOAKROOM:** 2-piece white suite comprising a low suite w.c. with push button flush and wall-hung wash-hand basin with chrome mixer tap and extractor fan.

**INNER HALLWAY:** With large picture window with outlooks across the garden and feature plaster coved cornicing.

**SITTING ROOM:** 4.6m x 4.4m (15'0" x 14'5"); with window to front elevation with open views, bay window to side with attractive outlooks across the gardens, coved cornicing, picture rail, television point, feature fireplace housing cast iron log burning stove set in a solid sandstone fireplace with stone hearth and built-in shelving in the alcoves.



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**LOUNGE:** 6.7m x 4.9m (21'11" x 15'11"); with exposed beams, recessed spotlighting, window seat, feature fireplace housing cast iron log burning stove sat on stone hearth with oak beam mantle.

**LARGE OPEN-PLAN LIVING DINING KITCHEN:** 7.9m x 3.3m + 4.6m x 5.9m (25'9" x 10'10" + 14'11" x 19'4");

**Kitchen Area:** With a fitted range of cream Shaker style solid wood handmade wall and base units with solid stone work surface, tiled splashback and under unit lighting, Falcon electric range style cooker with 2 ovens and 5-ring induction hob with extractor over, Villeroy and Boch double ceramic sink unit with mixer tap, integrated dishwasher, wine chiller, integrated fridge, dresser unit with display cupboards, integrated microwave, glazed PVC French doors opening to rear garden, recessed spotlighting and slate tiled floor.

**Dining Area:** With large hexagonal shaped window with stunning outlooks across the garden and open countryside towards Pendle Hill, bay window to the side with outlooks across the garden, coved cornicing and television point.

**UTILITY ROOM:** 1.7m x 2.8m (5'7" x 9'1"); with Shaker style wall and base units, complementary wood effect laminate work surface, one-and-a-half bowl ceramic sink unit with chrome mixer tap, plumbing for a washing machine and space for a tumble dryer.

**PANTRY:** 2.0m x 2.2m (6'5" x 7'3"); with slate tiled floor and space for fridge-freezer.

**SECOND CLOAKROOM:** 2-piece white suite comprising a low suite w.c. and vanity wash-hand basin with chrome mixer tap and tiled splashback.

**CELLAR ROOM ONE:** Accessed from the staircase from the hallway with stone slab shelving to 3 sides, electric, light and power.

**CELLAR ROOM TWO:** With electric, light and housing floor-mounted oil central heating boiler.

**FIRST FLOOR:**

**SPLIT-LEVEL LANDING:** With window to rear elevation, walk-in storage cupboard with fitted shelving and hanging and return staircase off to second floor.

**BEDROOM ONE:** 5.4m x 3.9m (17'9" x 12'10"); with windows to front and side elevations offering excellent views across the countryside, pedestal wash-hand basin with chrome taps.



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**BEDROOM TWO:** 4.4m x 3.6m (14'7" x 11'8"); with attractive outlooks across the garden and open countryside.

**BEDROOM THREE:** 6.4m x 3.3m (20'11" x 10'11"); with windows to side and rear elevations with attractive views, 2 eaves storage cupboards.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and a corner shower enclosure with fitted Mira Sport electric shower, part-tiled walls, recessed spotlighting and chrome heated towel rail.

**BEDROOM FOUR:** 4.8m x 4.2m (15'9" x 13'11"); with outlooks across open fields and feature beams.

**BEDROOM FIVE:** 3.5m x 2.9m (11'7" x 9'7"); with exposed beams and a view towards Pendle Hill.

**BATHROOM:** Modern 5-piece Villeroy and Boch white suite comprising 2 wall-hung wash-hand basins with chrome mixer taps with vanity mirror over, wall-hung w.c. with push button flush, panelled bath with chrome tap fitment with separate handheld showerhead and walk-in shower with fixed glass panel with thermostatic shower and large ceiling-mounted showerhead, handheld showerhead and wall-mounted shower jets. Fully tiled walls, tiled floor, exposed beams, recessed spotlighting, tall chrome heated ladder style towel rail and airing cupboard with shelving for linen.

**SECOND FLOOR:**

**ATTIC ROOM ONE:** 3.5m x 4.2m (11'5" x 13'9"); with pitched ceiling and exposed beams, previously used for storage but would be possible to create further accommodation.

**ATTIC ROOM TWO:** 3.9m x 7.4m (12'8" x 24'2"); with pitched ceiling and exposed beams, previously used for storage but would be possible to create further accommodation.

**OUTSIDE:** The property has a tarmac drive to the front and side of the house providing ample car parking for 6-8 cars. The front has a boundary hedge and gated access providing excellent privacy.

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Off the side driveway is a DOUBLE GARAGE measuring 5.5m x 6.5m (17'11 x 21'1") with electrically operated sectional up-and-over door, electric, light, power and personal door to side.

The property has extensive formal lawned gardens to the rear and side offering lovely outlooks across open countryside including the full length of Pendle Hill. There is an Indian stone paved patio area, covered patio, mature gardens which are well-stocked with flowerbeds, plants, shrubs, mature trees and hedging. A timber 5-bar gate leads to a small paddock.

SERVICES: Mains water and electric are connected. Drainage is via a septic tank. There is no gas available at this location.

HEATING: Oil fired hot water central heating complemented by PVC double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: G

VIEWING: By appointment with our office.



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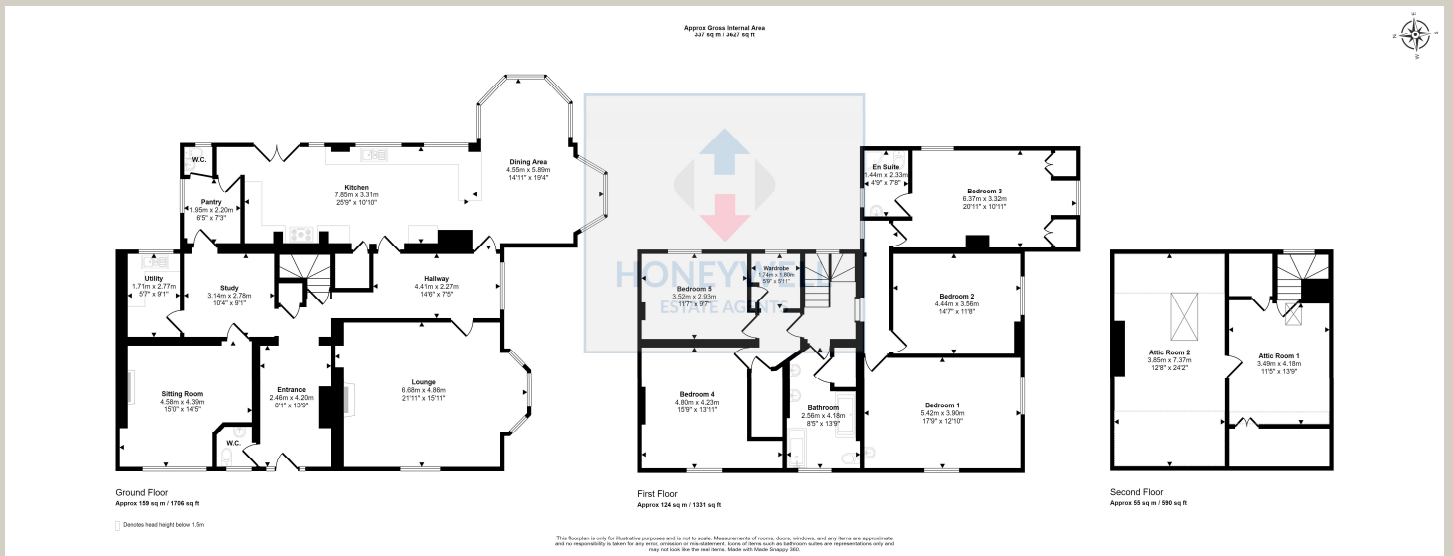
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*Eastham House, Clitheroe Road, Mitton, BB7 9PH*

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