

THE PRESBYTERY  
TROUGH ROAD  
DUNSOP BRIDGE  
BB7 3BG



Offers around £485,000



- Stunning period semi-detached house
- Large gardens extending to 0.97 acres
- Outlooks across beautiful countryside
- 2 imposing reception rooms
- 3 bedrooms, 2 bathrooms
- Kitchen, utility, cloakroom & cellar
- Vacant possession
- 192 m2 (2,068 sq ft) approx.

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**A stunning period semi-detached house set in this beautiful location on the edge of Dunsop Bridge with outlooks across the beautiful Trough of Bowland countryside. The property is offered for sale chain free with vacant possession and is set within a large one acre plot with extensive garden areas to the front, side and rear which extend down to Langden Brook.**

**The Presbytery is attached to St Hubert's RC Church and offers stunning period Victorian features including large sash windows, original mahogany staircase with split level landing, feature plaster corning and picture rails. There are two imposing reception rooms with outlooks across the gardens with a dining kitchen, utility and cloakroom to the rear. Upstairs there are three bedrooms with a modern en-suite to the master and separate house bathroom. There is a cellar which can be accessed from the hallway and the driveway.**

**Wrought iron gates lead to the long curved tarmac driveway providing ample parking and turning along with garage and log store. There are extensive gardens, most of which are south facing with the rear garden west facing. The gardens have mature shrubs and trees, adjoin open fields and extend down towards Langden Brook. This a rare opportunity to acquire a period house in this lovely location and early viewing is recommended.**

**LOCATION:** From the centre of Dunsop Bridge, passing Puddleducks Café on the right, continue over the bridge and drive up the hill. At the left hand bend turn right into Trough Road passing the Primary School on the right and then The Presbytery can be found on the left. The drive to the house is immediately before the church.

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

**ENTRANCE:** Through original front door into:

**LARGE ENTRANCE PORCH:** With covered corning, 2 windows, coat hooks and half-glazed door leading to:

**HALLWAY:** With covered corning, dado rail, feature mahogany staircase with spindles and balustrade leading to the first floor and doorway leading to cellar.

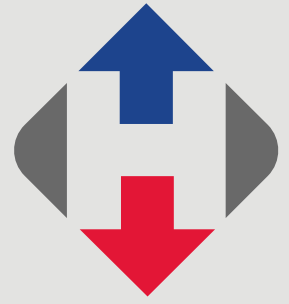
**LOUNGE:** 4.5m x 4.9m (14'10" x 15'11"); a large imposing room with tall sash windows offering

excellent views across the garden and open countryside, fireplace housing an AGA multi-fuel stove with tiled surround and hearth.

**DINING ROOM:** 4.2m x 3.9m (13'11" x 12'9"); with covered corning and large tall sash windows with outlooks across the garden and open countryside and open to:

**KITCHEN:** 4.4m x 4.2m (14'5" x 13'9"); with a fitted range of grey Shaker style wall and base units with complementary wood effect laminate work surface and heritage style white brick tiled splashback, one bowl stainless steel sink unit with mixer tap, space for cooker with stainless steel extractor fan over, space and plumbing for a dishwasher, Karndean flooring and space for dining table and chairs.

**UTILITY ROOM:** 3.2m x 2.3m (10'6" x 7'7"); with a fitted range of grey Shaker style store cupboards with complementary wood effect laminate work surface, plumbing for a washing machine, vented for a tumble dryer, Karndean flooring, door to rear porch and access to cloakroom.





**CLOAKROOM:** Modern 2-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboard under, part-tiled walls, tiled floor and extractor fan.

**REAR PORCH:** UPVC construction with half-glazed PVC door to rear garden.

From the hallway, there are stone steps down to:  
**CELLAR ROOM:** 2.7m x 4.6m (8'10" x 15'1"); with oil central heating boiler (installed 2024) and door leading to driveway.

#### **FIRST FLOOR:**

**FEATURE SPLIT-LEVEL LANDING:** With mahogany spindles and balustrade, coved cornicing, picture rail, dado rail and loft access.

**BEDROOM ONE:** 4.6m x 5.1m (15'0" x 16'7"); with feature cornicing and sash window offering stunning views.

**EN-SUITE SHOWER ROOM:** Modern 3-piece Villeroy & Boch suite with low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, large walk-in shower with fixed glass screen and ceiling-mounted showerhead, separate handheld showerhead, fully tiled walls, recessed spotlighting and chrome heated ladder style towel rail.



**BEDROOM TWO:** 4.3m x 3.9m (14'0" x 12'9"); with sash window with excellent views across the garden towards open countryside and coved cornicing.

**BEDROOM THREE:** 2.6m x 4.0m (8'5" x 13'1"); with coved cornicing and sash window with outlooks across the rear garden towards woodland and open fields.

**BATHROOM:** Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, extractor fan, tall chrome heated ladder style towel rail and built-in storage cupboards in alcove with shelving.

**OUTSIDE:** The property has wrought iron gates leading to a long tarmac sweeping driveway which runs across the front of the house and around to the side. There is a SINGLE GARAGE with wooden doors and separate log store. The gardens are extensive and are at the front, side and rear of the property. The side garden is south facing. The gardens are mainly laid to lawn with mature shrubs and trees, various planting areas, stone boundary wall, stonebuilt store, boundary fencing and outlooks over the river. The rear boundary adjoins an open field.

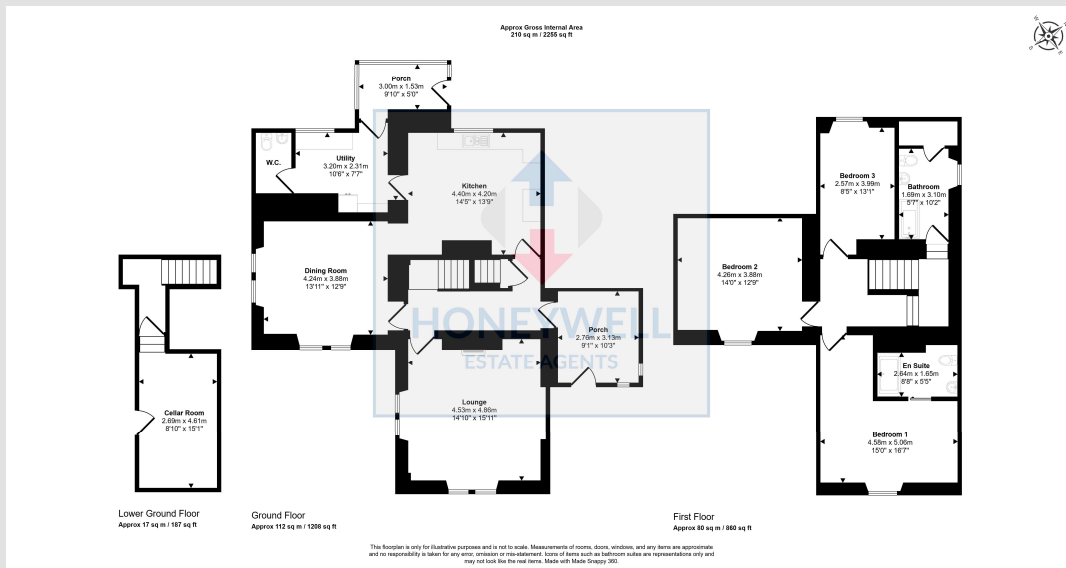
**HEATING:** Oil fired hot water central heating system.

**SERVICES:** Mains water and electricity are connected. There is a septic tank for drainage.

#### **COUNCIL TAX BAND F.**







*The Presbytery, Trough Road, Dunsop Bridge, BB7 3BG  
CD/CJ/110325*

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