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SELECT

# Eastham House, Mitton

Recently refurbished large period detached house

£1,050,000



- 4 bedrooms, 2 with en-suite
- 2 reception rooms plus study
- New decoration & carpets

- Stunning living kitchen with bay
- Large 0.75 acre plot
- 337 m<sup>2</sup> (3,626 sq ft) approx. plus garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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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 gardens and outlooks across open countryside towards Pendle Hill. The house offers fantastic (3,626sq.ft) accommodation which has been recently refurbished to create this beautiful family home which is ready to move into with brand new windows and doors, new decoration and carpets, two new en-suite shower rooms and cloakroom.

The main lounge has a stunning stone fireplace with log burner and large bay window overlooking the garden. There is a sitting room with another log burner, study, spacious cloakroom, newly fitted utility and a stunning open-plan living kitchen with south-facing double bay windows facing the garden with views towards Pendle Hill. Upstairs on the first floor there are four bedrooms, the master has open views and opens to a large dressing room which leads to the newly fitted en-suite with large walk-in 'rain' shower area. The 2<sup>nd</sup> bedroom also has an en-suite and bedrooms 3 & 4 are good-sized double rooms, serving these two bedrooms is a 5-piece bathroom with bath and large walk-in shower. On the second floor there are two attic rooms which offer ideal space for storage, hobby room, office or gym.

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 with open views towards Pendle Hill.

**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.

The adjacent paddock is not included in the sale.

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

**ENTRANCE:** Through newly installed front door leading to:

**SPACIOUS ENTRANCE HALLWAY:** With corner staircase off to first floor, door leading to stone steps down to cellar and large full height picture window with outlooks across the garden.

**CLOAKROOM:** Modern 2-piece Villeroy & Boch suite comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback and storage cupboards under with back-lit LED vanity mirror over, anthracite grey heated ladder style towel rail, recessed spotlighting, extractor fan and tiled floor.



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**LOUNGE:** 6.3m x 4.8m (20'9" x 15'10"); with window to front elevation with open views of countryside and bay window to side with attractive outlooks across the garden, coved cornicing, feature fireplace with stone surround and hearth housing cast iron wood burning stove, television point and shelving built into alcove.

**SITTING ROOM:** 4.2m x 4.1m (13'10" x 13'5"); with feature exposed beams, recessed spotlighting, fireplace housing cast iron log burning stove sat on a stone hearth with oak beam mantel.

**STUDY:** 1.7m x 2.8m (5'9" x 9'1"); with feature exposed beam and recessed spotlighting.

**LARGE OPEN-PLAN LIVING DINING KITCHEN:**

**Kitchen Area:** 7.7m x 3.2m (25'4" x 10'6"); a fitted bespoke kitchen with stone worktops, 2 bowl Belfast sink unit with mixer tap, Falcon range style cooker with 2 electric fan ovens and 5-ring induction hob with extractor over, integrated Neff microwave, integrated dishwasher and wine chiller, tiled splashback and glazed French doors opening onto rear garden. **Dining Area:** 4.4m x 5.6m (14'3" x 18'6"); with double bay windows with stunning outlooks across the garden, open countryside and towards Pendle Hill. The whole dining kitchen has a newly tiled floor with underfloor heating. There is a walk-in pantry and recessed spotlighting.

**UTILITY ROOM:** 1.9m x 3.3m (6'1" x 10'10"); with a fitted range of green shaker style wall and base units with complementary dark laminate work surface, single drainer sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, recessed spotlighting and tiled floor with underfloor heating.

**FIRST FLOOR:**

**FEATURE SPLIT-LEVEL LANDING:** With corner staircase off to second floor.

**MASTER BEDROOM:** 4.5m x 3.5m (14'8" x 11'6"); with attractive views across the garden and open countryside and open to: **DRESSING ROOM:** 4.2m x 3.8m (13'9" x 12'6"); with windows to front and side elevation offering excellent views.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback, storage drawers under and back-lit LED vanity mirror over, large walk-in wet shower area with fitted Hansgrohe thermostatic shower with ceiling-mounted rain showerhead and separate handheld showerhead, anthracite grey heated ladder style towel rail, tiled floor, extractor fan and recessed spotlighting.



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**BEDROOM TWO:** 5.5m x 3.3m (18'2" x 10'8"); with excellent views across open countryside towards Pendle Hill and recessed spotlighting.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback, storage drawers under and back-lit LED vanity mirror over, walk-in shower with feature curved glass panel and Mira Sport electric shower, anthracite grey heated ladder style towel rail, part-tiled walls, tiled floor, recessed spotlighting and extractor.

**BEDROOM THREE:** 4.7m x 4.4m (15'6" x 14'4"); with excellent outlooks across local countryside.

**BEDROOM FOUR:** 5.5m x 2.9m (17'11" x 9'7"); with 2 windows to the rear with outlooks towards Pendle Hill.

**BATHROOM:** 5-piece Villeroy and Boch white suite comprising 2 wall-hung wash-hand basins with chrome mixer taps with vanity mirror over with feature lighting, panelled bath with central mixer tap and handheld showerhead, wall-hung w.c. with push button flush and walk-in shower with fitted thermostatic shower with ceiling-mounted rain showerhead, multi-jet wall showerheads and separate handheld showerhead with fixed glass panel. There is a tall chrome heated ladder style towel rail, fully tiled walls, tiled floor, recessed spotlighting, extractor and airing cupboard with shelving for linen.

#### SECOND FLOOR:

**ATTIC ROOM ONE:** 3.4m x 4.4m (11'2" x 14'5"); with Velux window, exposed beams and storage cupboard housing hot water storage tank.

**ATTIC ROOM TWO:** 3.8m x 7.9m (12'4" x 26'1"); with Velux window and exposed beams.

**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.

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.

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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.

**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. The kitchen and utility also have underfloor heating. There are newly installed PVC double glazed windows and doors including UPVC soffits and fascias.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** G

**EPC Rating:** E.

**VIEWING:** By appointment with our office.



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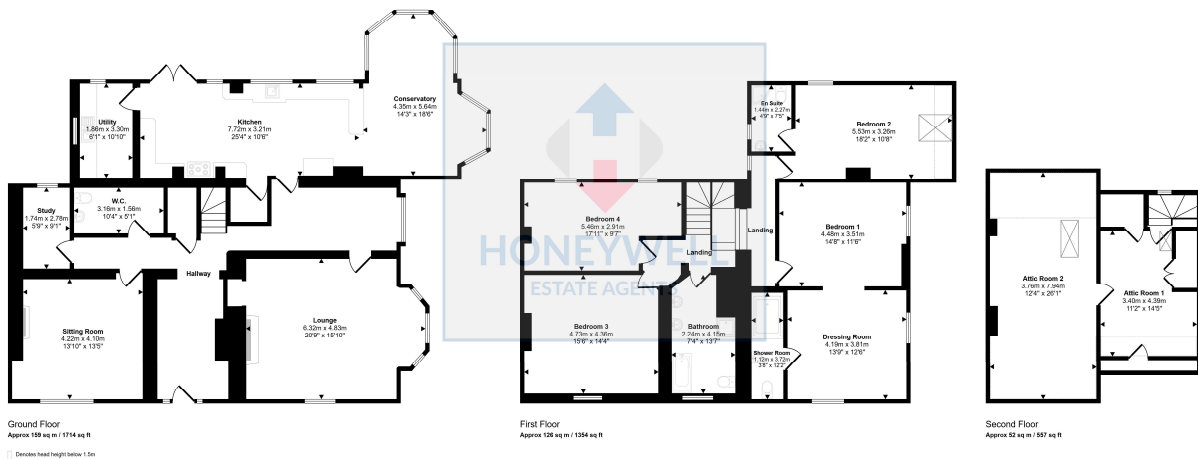
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Approx Gross Internal Area  
647 sq m / 6999 sq ft



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

*CD/CJ/300725*

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