THE LAITHE
MIDDOP
£675,000

* Superb detached converted barn
* Modern contemporary interior style
* Large living room, dining kitchen
* Parking, permission for double garage

* 4 double bedrooms, study
* Situated in approx 1.6 acres
* Bathroom, en-suite wet room
* Presented to superb standard

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A large detached barn, converted in 2000/2001, situated in an enviable location within the current catchment area for the Ribble Valley schools and with good access to the motorway network for those needing to commute. The property was designed and converted to a high standard by the current owners, with a modern contemporary style running throughout. The accommodation comprises a spacious entrance hallway, cloakroom, study, living room with feature arched barn window, open plan dining area and kitchen, utility, four double bedrooms (the master having an open wet room en-suite), as well as a house bathroom, two separate toilets and underfloor heating.

The property is situated in approx 1.64 acres of land and enjoys views over the surrounding countryside. Planning permission has also been granted for a detached double garage.

LOCATION: Entering Gisburn from the Clitheroe direction, take the first right turning into Burnley Road. Follow the road along for approximately four miles before turning left into Stocks Lane. The Laithe can be found on the left hand side.

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

RECEPTION HALLWAY: With hardwood entrance door, slate flooring, feature curved wall, open tread oak staircase with glass side, low voltage lighting.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and washbasin, slate flooring, extractor fan.

LIVING ROOM: 7m max, 5.0m min x 8.2m (22'8" max, 16'6" min x 26'9"); feature arched barn window, oak flooring, built-in storage space, open fire on raised plinth fireplace, low voltage lighting, television point.

KITCHEN/DINING AREA: 9.5m x 3.6m (30'9" x 11'10"); with slate flooring, range of fitted base and matching wall storage cupboards in black gloss and white finish, range of built-in appliances including double oven, dishwasher, 4-ring ceramic hob and 2-ring gas hob with stainless steel extractor over, stainless steel double drainer sink unit, built-in fridge and freezer, built-in combination microwave oven and grill, vaulted ceiling with exposed beams, external stable door to the rear of the property. Utility cupboard with central heating boiler, plumbed and drained for automatic washing machine. Concealed staircase to storage space in the roof space.

STUDY: 4.0m x 3.2m (13'2" x 10'7"); with slate flooring, low voltage lighting, telephone point.
FIRST FLOOR:

LANDING: With oak flooring, exposed beamed ceiling, feature low level window, built-in storage cupboards.

MASTER BEDROOM: 4.0m x 3.8m (13’ x 12’4”); with oak flooring, low voltage lighting, exposed beamed ceiling. Open to:

EN-SUITE WET ROOM: With 2-piece white suite comprising plumbed shower and vanity washbasin, low voltage lighting, double glazed Velux window.

BEDROOM TWO: 3.7m x 3.3m (12’2" x 10’9"); with oak flooring, low voltage lighting, attic access point.

BEDROOM THREE: 3.9m x 2.9m (12’10” x 9’7”); with oak flooring, double glazed Velux window, low voltage lighting.

BEDROOM FOUR: 3.4m x 3.1m (11’1” x 10’); with oak flooring, low voltage lighting.

BATHROOM: With 3-piece white suite comprising 2 vanity washbasins and panelled bath with plumbed shower over and vanity screen, Travertine tiled floor, exposed beamed ceiling, low voltage lighting, double glazed Velux window.

SEPARATE WC: With 2-piece white suite comprising low suite w.c. and wash handbasin. Tiled flooring, low voltage lighting, extractor fan.

OUTSIDE: The property is accessed via a gate onto a large gravelled parking and turning area with garden areas to the side and rear. To the rear is a decked patio area with external power points. Further to the rear of the property is a PADDOCK of approx 1½ acres, adjoining open fields and enjoying views over the surrounding countryside.

HEATING: Gas fired underfloor central heating system complemented by double glazed windows in hardwood frames.

SERVICES: Mains electricity, water by private bore hole, bottled gas and separate sewerage treatment plant.

NOTE: Planning permission has been granted for a detached double garage, stables and garden room. Further details can be obtained at our Clitheroe office.

VIEWING: By appointment with our office.
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