Brocklehurst Barn, West Bradford, BB74TL
Stunning new stonebuilt mid barn conversion
£439,950

- 4 double bedrooms, en-suite
- Lounge with French doors
- Views, gardens, 2 garages
- Stunning kitchen
- Extra land available
- 146 m² (1,562 sq ft)

Honeywell Select

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

honeywellselect.co.uk
BROCKLEHURST BARN
WEST BRADFORD

A newly converted stonebuilt barn conversion offering stunning open plan living with a contemporary finish. Set in this traditional stone shell is a modern property with the latest technology, underfloor heating, electrically operated Velux windows, data points in every room, alarm system, Accoya double glazed windows, solid oak internal doors and pressurized hot water system.

The property has a contemporary finish with a fabulous dining kitchen with 2-tone grey oak kitchen with island unit and full range of Neff appliances, a large front-to-back dual aspect lounge with open views and large glazed French doors and picture window, allowing light to flood in. On the first floor are four double bedrooms, an en-suite shower room to the master and 4-piece house bathroom with beautiful sanitaryware and Hansgrohe showers and tap fittings.

Externally a large curved gravelled drive leads to a courtyard shared by the two properties. Brocklehurst Barn has parking in front for at least 4 cars plus overflow visitor parking. There are 2 garages opposite and to the front is a stone patio area. Just over 1 acre of land in the field located adjacent to the house on the north side of the building is available by separate negotiation.

LOCATION: Travelling through West Bradford along Grindleton Road in the direction of Grindleton, just on leaving the village turn left into Bowland Gate Lane. Continue up the hill for approximately one mile and the barns can be found on the right hand side.

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

ENTRANCE PORCH: With half-glazed front door, recessed LED spotlighting, alarm control panel, Karndean style flooring, half-glazed oak door leading to dining kitchen.
DINING KITCHEN: 4.0m x 6.5m (13’2” x 21’2”); with fitted range of solid oak units in 2-tone grey with Shaker style doors and solid grey quartz working surfaces and splashback, Belfast sink unit with brushed steel Franke mixer tap and draining board carved into the work surface, integrated Neff double electric fan oven with 5-ring induction hob, glass splashback and stainless steel extractor canopy over, integrated Neff microwave, fridge freezer and dishwasher, central island unit with solid quartz worktop incorporating a breakfast bar with storage under and wine rack, recessed LED spotlighting, Karndean style flooring, television and data point. Staircase off to the first floor with oak spindles and balustrade, storage cupboard housing pressurized hot water cylinder, half-glazed solid oak double doors leading to the lounge with dining area.

LOUNGE with DINING AREA: 8.3m x 4.7m (27’2” x 15’3”); large front-to-back room, dual aspect with windows to the rear elevation offering views across open countryside. To the front are large glazed French doors with large picture window to the side overlooking the patio area. Recessed LED spotlighting, television, satellite and data point, Karndean style flooring. Dining area to the rear with space for large dining table and chairs.

UTILITY ROOM: 2.7m x 1.7m (8’9” x 5’8”); with fitted range of white base cupboards with Shaker style doors, dark laminate working surface, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, gas boiler concealed inside kitchen cupboard, tall cupboard housing data centre and alarm box, Karndean style flooring, LED spotlighting.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung washbasin with Hansgrohe chrome mixer tap, Karndean style flooring, recessed LED spotlighting and extractor.
FIRST FLOOR:

LANDING: With loft access, recessed LED spotlighting, exposed beams.

BEDROOM ONE: 4.6m x 2.7m opening to 2.9m (15’1” x 8’9” opening to 9’7”); with feature pitched high ceiling and electrically operated Velux window, feature exposed beams, window to front elevation with open views, recessed LED spotlighting, television and data point.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with Hansgrohe chrome mixer tap, tiled splashback with heated vanity mirror over with electric light and double shower enclosure with Hansgrohe thermostatic shower, tiled walls, chrome heated ladder style towel rail, electrically operated Velux window.

BEDROOM TWO: 4.2m x 3.4m (13’8” x 11’3”); with feature pitched high ceiling with exposed beams, electrically operated Velux window, feature window to front elevation from former barn door, recessed LED spotlighting, television and data point.

BEDROOM THREE: 4.6m x 2.9m (14’11” x 9’5”); pitched ceiling with exposed beams, electrically operated Velux window, recessed LED spotlighting, data point and television point.

BEDROOM FOUR: 4.2m x 2.9m (13’9” x 9’5”); pitched ceiling with exposed beams, electrically operated Velux window, recessed LED spotlighting, data point and television point.

BATHROOM: With 4-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with Hansgrohe chrome mixer tap and heated vanity mirror over with electric light, panelled bath with chrome mixer tap and double shower enclosure with Hansgrohe thermostatic shower, tiled walls, electrically operated Velux window, recessed LED spotlighting, exposed beams, chrome heated ladder style towel rail, part-tiled walls.
OUTSIDE: The property is approached by a curved communal driveway leading to a gravelled courtyard. Brocklehurst Barn has private parking for at least 4 cars with additional visitor parking. There are 2 single garages, one with garage door, power and light and one is open with power and light. Situated to the front of the property is a stone paved patio area. Just over 1 acre of land in the field located adjacent to the house on the north side of the building is available by separate negotiation.

SERVICES: Mains water and electricity are connected. Calor gas tank is situated underground next to Bowland Gate Barn. There is a private water treatment for the drainage which is shared between Brocklehurst Barn and Bowland Gate Barn.

HEATING: Calor gas fired heating system with underfloor heating on the ground floor and traditional radiators on the first floor with pressurized hot water cylinder providing hot water to the bathrooms and showers.

ADDITIONAL INFORMATION: The property has a 6-year Architects’ Certificate and a burglar alarm system.
TENURE: We are informed by the owner that the property is freehold.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.
Total area: approx. 145.2 sq. metres (1562.6 sq. feet)

For identification purposes only - Not to scale
Plan produced using PlantUp.

Brookehurst Barn, Bowland Gate Lane, West Bradford
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*Brocklehurst Barn, Bowland Gate Lane, West Bradford, BB7 4TL
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