



Honeywell
SELECT

Fold House, Gt Harwood, BB6 7PU

1920s period detached family house

£575,000



- 2 large reception rooms
- Open aspects to the front
- Large mature garden
- 5 bedrooms, 2 en-suites
- Spacious modern dining kitchen
- 242 m² (2,603 sq ft) approx.

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Fold House, Church Lane Gt Harwood

A mature detached house built in the 1920s which has been extended into the loft space to provide large family accommodation across three floors with five bedrooms and three bathrooms. The house is set on a generous plot in this sought-after area with elevated views across the playing fields towards Wiswell Moor and is only a few steps from the Memorial Park.

This property with character and high ceilings comprises a central hallway with return staircase, two imposing reception rooms to the front with bay window, coving and feature fireplace and to the rear is a modern open plan dining kitchen with French doors opening onto the rear garden. Off the kitchen is a large utility, pantry and cloakroom. The first floor has a large landing with three double bedrooms, en-suite to the guest room and a house bathroom. The current owners extended into the second floor in 2014 to create a superb master bedroom with en-suite and a fifth bedroom or dressing room.

Externally the house is elevated from the road with a large driveway providing ample parking and a detached double garage. Front and side lawned gardens lead to the large rear garden with patio, large lawn and mature shrubs and trees. The rear garden is west facing for the afternoon and evening sun. If you are looking for a large period family house with character and style this is the house for you!

LOCATION: Entering Gt Harwood from the Whalley direction turn right into Harwood New Road and continue straight on at the mini roundabout into Park Road. At the next mini roundabout next to the church continue straight on, then turn immediately right into Church Lane. The house is on the left opposite the sports fields.

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

ENTRANCE PORCH: Hardwood front door with feature stained glass window to each side, original mosaic tiled floor and stained glass panelled door to hallway.

HALLWAY: With feature return staircase off to the first floor with spindles and balustrade, understairs storage cupboard, coved cornicing and BT telephone point.



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SITTING ROOM: 4.5m x 4.8m (14'9" x 15'9") + bay; with feature bay window offering excellent open aspects, coved cornicing, picture rail, dado rail, wall light points, television point, feature Adam style fireplace with marble hearth and inset and 'Living Flame' gas fire.

LOUNGE: 4.5m + bay x 4.2m (14'10" + bay x 13'11"); with coved cornicing, picture rail, dado rail, feature bay window with excellent views, television point, feature fireplace with marble hearth and inset, attractive surround and gas stove.

OPEN PLAN DINING KITCHEN: 7.9m x 4.0m narrowing to 2.6m (25'9" x 13'1" narrowing to 8'5"); modern range of cream gloss wall and base units with solid granite working surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated Neff stainless oven with stainless steel combination oven microwave above, 5-ring stainless steel gas hob with stainless steel splashback and extractor canopy over, integrated fridge freezer and dishwasher, breakfast bar. Dining area with space for dining table and chairs and PVC French doors opening onto the rear garden, window to side elevation, recessed spotlighting and coved cornicing.

UTILITY ROOM: 2.8m x 3.2m max (9'4" x 10'7" max); feature brick chimney breast with cast iron stove, stainless steel sink unit, plumbing for washing machine, space for tumble drier, tiled floor, drying rack, good-sized **PANTRY** with shelving.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung washbasin, modern grey tiled walls.

REAR PORCH: With half glazed door to rear garden and store room with wall-mounted Baxi combination central heating boiler which was installed in 2017.

FIRST FLOOR:

SPACIOUS LANDING: With feature spindles and balustrade, coved cornicing and large window to front elevation with stained glass panels. Staircase off to second floor with window to rear elevation.



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BEDROOM TWO: 4.8m x 4.5m (15'9" x 14'10"); windows to front and side, excellent views to front across playing fields towards Wiswell Moor, coved cornicing, built-in wardrobe with dressing table and drawers.

EN-SUITE SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and walk-in shower with thermostatic shower with fixed shower head and separate hand held shower head, part-tiled walls, feature cast iron radiator, coved cornicing.

BEDROOM THREE: 4.5m x 4.3m (14'10" x 14'); coved cornicing, large window with open views, built-in wardrobe set in alcove, window to side elevation.

BEDROOM FOUR: 3.7m x 4.0m (12' x 13'1"); with coved cornicing, built-in wardrobe set into alcove, window to side and rear.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled shower bath with glass shower screen and Grohe thermostatic shower over, tiled walls, recessed spotlighting and storage cupboard with shelving.

SECOND FLOOR:

LANDING:

MASTER BEDROOM ONE: 5.6m x 5.1m narrowing to 3.2m (18'5" x 16'10" narrowing to 10'4"); with 3 Velux windows, walk-in hanging area, recessed spotlighting.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and vanity mirror over and corner shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting.

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BEDROOM FIVE OR DRESSING ROOM: 7.1m x 2.4m (23' x 7'10") + alcove; with 2 Velux windows, recessed spotlighting and fitted shelving.

OUTSIDE: Stone boundary and stone gateposts with gated access leading to cobbled/tarmac drive providing parking for 6-7 cars which leads to a detached DOUBLE GARAGE 7.6m x 6.0m (24'9" x 19'10") with 4 PVC windows to side and rear, wooden sliding doors, electric light and power. The front garden is mainly laid to lawn with mature planting and trees, stone paved patio and pathway areas. Side garden laid to lawn with mature trees and stone paved paths leading to large mature rear garden which is mainly laid to lawn with large grey Indian stone paved patio area, well-stocked planting borders with mature trees, plants and shrubs. Timber boundary fencing. The garden is south west facing for the afternoon and evening sun.

SERVICES: Mains, gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating with Baxi combination boiler installed 2 years ago complemented by sealed unit double glazing in a mixture of uPVC and wooden frames. The loft conversion was completed in 2014.

TENURE: We have been informed by the owner that the property is leasehold with a 999 year lease from May 1915 therefore there is 895 years remaining.

COUNCIL TAX BAND: G.

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

VIEWING: By appointment with our office.



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*Fold House, Church Lane, Gt Harwood, BB6 7PU
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