



Honeywell
SELECT

Brightholme, Newton-in-Bowland

Stonebuilt conversion of former Quaker school
£470,000



- Main house with 3 bedrooms
- Large lawned rear garden
- Many character features
- Separate self-contained apartment
- Ample private parking
- 239 m² (2,565 sq ft) approx. incl workshop.

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BRIGHTHOLME, NEWTON-IN-BOWLAND BB7 3DZ

Brightholme is a conversion from a former Quaker School which was first constructed in 1767. This property offers many character features which include unusually high ceilings and large windows. Situated on the edge of this beautiful rural village this property offers excellent private parking, a large lawned rear garden and views and access to the beautiful countryside. The property comes in two parts with the main house having a lounge with feature fireplace and double height ceiling with galleried landing, also on this floor there is a kitchen, dining room, bathroom and two double bedrooms. Upstairs there is a third bedroom with feature pitched ceiling with exposed beams and shower room.

On the lower ground floor is a self-contained apartment which offers either great guest accommodation or Air bnb, this apartment has a spacious hallway, lounge, kitchen, double bedroom, and bathroom.

Externally the apartment has a cobbled area to the front providing separate parking. To the side is a garden area and cobbled driveway with gates leading to more parking. There is large rear garden with lawn, planting areas and stone store. Situated under the main house next to the apartment is an excellent workshop or storage area.

Newton-in-Bowland is situated within an area of Outstanding Natural Beauty and is surrounded by open countryside, the extremely popular Parkers Arms is only a short walk away and shop, school and post office can be found in the neighbouring village of Slaidburn. Clitheroe is 15 minutes' drive away.

LOCATION: On entering Newton from the Clitheroe direction turn left after the Parkers Arms, at the next junction turn left and as you leave the village turn right into Back Lane and Brightholme is immediately on the right hand side.

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

ENTRANCE PORCH: With a single-glazed external door, tiled flooring, single-glazed lead light door to:

LIVING ROOM: 7.7m x 3.6m (25'7" x 11'10"); with a feature open fire in stone surround with timber mantel and stone hearth, vaulted ceilings, staircase to the first floor landing, staircase down to the lower ground floor, television and telephone points.

INNER HALLWAY: L-shaped with five wall light points and a large walk-in cupboard.



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REAR PORCH: With single-glazed rear door to the rear gardens.

CLOAK ROOM: With a 2-piece comprising a low level w.c and pedestal hand washbasin.

BEDROOM ONE: 5.0m x 3.6m (16'4" x 11'10"); With fitted wardrobes to one wall.

BEDROOM TWO: 3.6m x 2.5m (11'9" x 8'4"); With original built-in storage cupboards.

BATHROOM: With 4-piece suite comprising low level w.c., bidet, pedestal wash handbasin and a panelled bath with electric shower and vanity screen, partially-tiled walls and low voltage lighting.

DINING ROOM: 3.2m x 3.0m (10'4" x 9'11"); with fitted original cupboards, television point and open to:

KITCHEN: 3.2m x 2.6m (10'6" x 8'5"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, space for electric cooker, one and a half bowl stainless steel sink unit, space for a fridge freezer and low voltage lighting.

FIRST FLOOR:

GALLIERIED LANDING: With vaulted ceiling and under eaves storage space.

BEDROOM THREE: 5.6m x 3.1m (18'6" x 10'3"); with two double glazed Velux windows, under eaves storage space either side, vaulted ceilings and exposed beams.

STORE ROOM: 2.3m max 1.5m min x 1.9m (7'7" max 4'9" min x 6'2"); with built-in storage cupboards and exposed beams.



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SHOWER ROOM: With a 3-piece suite comprising a low level w.c, pedestal hand wash basin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail, under eaves storage space, double glazed Velux windows, partially-tiled walls and cylinder cupboard housing hot water cylinder.

LOWER GROUND FLOOR:

WORKSHOP: 5.9m x 3.7m (19'5" x 12'3"); with central heating boiler, power and lighting points and external door to the front of the property.

SEPARATE STORE ROOM: 3.7m x 2.0m (12'3" x 6'5"); with power and lighting points.

THE FLAT, BRIGHTHOLME, NEWTON-IN-BOWLAND:

ENTRANCE PORCH: With single glazed external door and single glazed internal door to:

HALLWAY: 5.2m x 2.2m (17'2" x 7'3"); with exposed stone wall.

UTILITY/STORE ROOM: 2.6m x 2.2m (8'6" x 7'2"); with power and lighting points, plumbed and drained for an automatic washing machine.

LIVING ROOM: 5.2m x 3.2m (17' x 10'5"); with television and telephone point.

INNER HALLWAY

BATHROOM: With 3-pce suite comprising low level w.c, pedestal hand wash basin and a panelled bath with electric shower over the bath, built-in storage cupboard housing hot water cylinder and partially-tiled walls.

KITCHEN: 3.2m x 2.5 (10'6" x 8'4"); with a range of fitted base matching wall storage cupboards with complementary surfaces, single drainer stainless steel sink unit, electric cooker point and partially-tiled walls.

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BEDROOM: 4.1m x 2.5 (13'4" x 8'3").

OUTSIDE: To the side of the property is a tarmac driveway providing parking for two cars and a lawned side garden, a gate goes through the property's considerable rear garden which is mainly laid to lawn with stone flagged patio areas, pathway and stonebuilt outbuilding. The rear garden is elevated with flowerbeds and small shrubs and enjoys a superb view of the rooftop of Brightholme and the surrounding Ribble Valley countryside.

HEATING: Brightholme itself is oil fired central heating complemented by majority double glazed windows in wooden frames, the flat is fitted electrical night storage heaters with majority double glazed windows in wooden frames.

SERVICES: Mains, water, electric and drainage are connected, there is no gas at this location.

COUNCIL TAX BAND D. Please note the flat is council tax band B.

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



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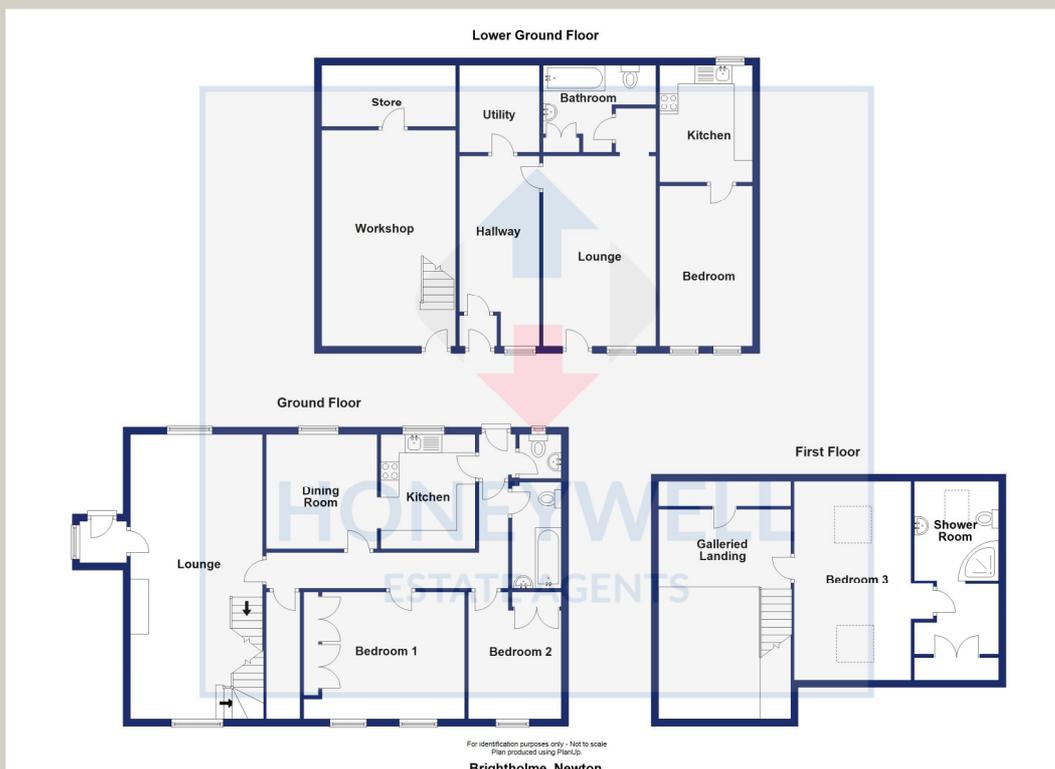
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*Brightholme, Newton-in-Bowland, BB7 3DZ
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