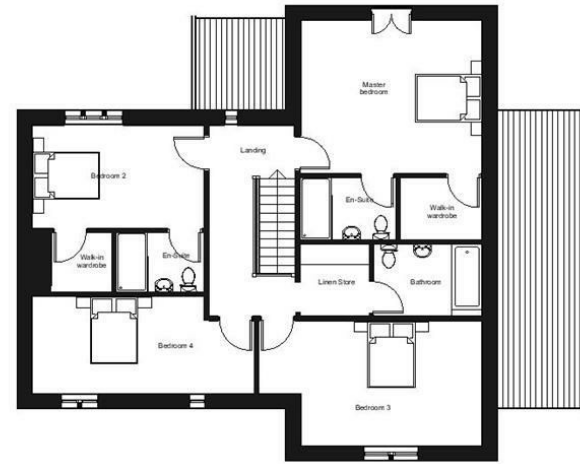


ground floor plan

drawing room	7.7m x 4.9m	[25'3" x 16'0"]
kitchen / dining room	12.2m x 5.2m	[40'0" x 17'0"]
study	2.8m x 2.1m	[9'2" x 6'10"]
pantry	2.1m x 1.6m	[6'10" x 5'3"]
utility	3.0m x 2.1m	[9'10" x 6'10"]
w.c.	2.2m x 2.2m	[7'2" x 7'2"]



first floor plan

master bedroom	5.2m x 4.4m	[17'0" x 14'5"]
en-suite	2.7m x 1.8m	[8'10" x 5'10"]
walk-in-wardrobe	2.3m x 1.8m	[7'6" x 5'10"]
bedroom 2	4.9m x 3.0m	[16'0" x 9'10"]
en-suite	2.5m x 1.7m	[8'2" x 5'6"]
walk-in-wardrobe	1.8m x 1.7m	[5'10" x 5'6"]
bedroom 3	6.4m x 3.6m	[20'11" x 11'9"]
bedroom 4	6.4m x 2.8m	[20'11" x 9'2"]
bathroom	3.1m x 2.2m	[10'2" x 7'2"]

### Ferndean View - House B

gross floor area = 271.8 m<sup>2</sup> [2,925 sq.ft]



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Sales & Lettings



## Keighley Road, Laneshawbridge, BB8 7HL

**£925,000**

AN IMPRESSIVE FOUR BEDROOM GATED HOME IN AN ENVIABLE LOCATION, WITH EXCEPTIONAL VIEWS AND A SPECTACULAR INTERIOR FINISH!

Keenans Estate Agents and Barnfield Homes are thrilled to present to the market, this truly breath-taking, four-bedroom new build home. Situated on Keighley Road in the idyllic Pendle village of Laneshawbridge, surrounded by greenery and close to Colne Water.

This private, enclosed home has a large driveway and a separate garage with ample room for parking. Boasting the sought-after indoor-outdoor living space, the property has been professionally designed with family living in mind and a layout to showcase the enviable open vista views towards Wycloller.

The Lockwood an elegant and contemporary designed, 4 bedroom stone built house, mirroring the traditional design of local manor houses of the Victorian era. Cleverly designed by leading architects, the open-plan layout utilises shape to create a distinctive space for form and function. Two quartz islands zone the spaces allowing a harmonious flow from the living, kitchen, and dining area. Also looking out towards Ferndean view, the drawing room, complete with a log burning stove, provides another area for relaxation. To the first floor you will find a light and airy master bedroom with a Juliet balcony, walk-in wardrobe and en-suite with a waterfall shower and freestanding bath. Across the hall is another large bedroom with breath-taking views, en-suite and walk-in wardrobe. Near the family bathroom are two additional large bedrooms and a linen store.

This truly spectacular home is not to be missed and internal inspection is crucial to appreciate what it has to offer. Call our Barnoldswick team on 01282 501280 today for further information or to leave your details with the team in readiness for viewing.

### Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Keighley Road, Laneshawbridge, BB8 7HL  
£925,000

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