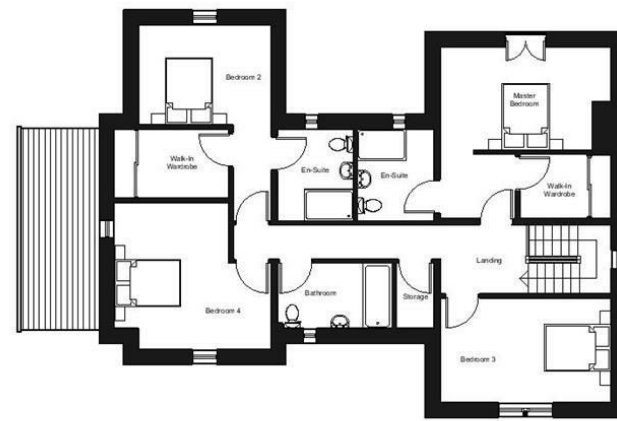


ground floor plan

drawing room	4.9m x 4.9m	[16'0" x 16'0"]
kitchen / dining room	9.3m x 4.5m	[30'6" x 14'9"]
living area	4.3m x 3.8m	[14'1" x 12'5"]
study	3.0m x 2.5m	[9'10" x 8'2"]
w.c.	2.3m x 2.1m	[7'6" x 6'10"]
pantry	2.2m x 1.8m	[7'2" x 5'10"]
utility	2.4m x 1.8m	[7'10" x 5'10"]
boot room	2.4m x 1.8m	[7'10" x 5'10"]



first floor plan

master bedroom	4.9m x 3.0m	[16'0" x 9'10"]
en-suite	2.6m x 2.2m	[8'6" x 7'2"]
walk-in-wardrobe	2.6m x 1.8m	[8'6" x 5'10"]
bedroom 2	3.8m x 2.9m	[12'5" x 9'6"]
en-suite	2.6m x 2.2m	[8'6" x 7'2"]
walk-in-wardrobe	2.6m x 2.0m	[8'6" x 6'6"]
bedroom 3	4.9m x 3.0m	[16'0" x 9'10"]
bedroom 4	4.5m x 4.2m	[14'9" x 13'9"]
bathroom	3.3m x 1.9m	[10'9" x 6'2"]

Ferndean View - House A

gross floor area = 244.9 m² [2,636 sq.ft]



Keighley Road, Laneshawbridge, BB8 7HL

£875,000

AN ENVIABLE, FOUR BEDROOM STONE BUILT HOME SITUATED ON A PRIVATE PLOT WITH UNRIVALED VIEWS AND A STUNNING, HIGH SPEC 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 Wycoller.

Heathcliff is a beautiful double fronted, four bedroom stone-built house mirroring the traditional design of local manor houses of the Victorian era. With stunning views over Colne Water and the idyllic local countryside, this exceptional home is not to be missed!

An impressive entrance lobby leads to a drawing room with a gas fire creating a cosy living space. Across the hall, is a large open-plan living, kitchen and dining area leading out via bi-fold doors to the patio and garden. Cleverly designed by expert architects is an L shape kitchen, dining and living area that coexist in a way for perfect harmony. A pantry is close by for extra storage and a boot room and utility leads to the garden. The downstairs bathroom is across the lobby, close by to The study that looks over the front garden.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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