



Total area: approx. 354.2 sq. metres (3812.4 sq. feet)  
All floorplans are for guidance only, not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

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	66	72
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.



## 15A Bent Lane, Colne, BB8 7AA

### Offers Over £825,000

AN EXQUISITE INDIVIDUALLY DESIGNED DETACHED PROPERTY COVERING 3812.4 SQ FEET

The Pavilion is a truly magnificent four-bedroom, detached family home commanding an enviable plot in a desirable location with stunning countryside views and a beautiful private garden. Only a short walk away from Colne Golf Club and Craven Tennis Club, amenities are right on your doorstep! The property flows internally with spacious and versatile living solutions perfectly benefitting a growing family looking for their dream family home, ready to move straight into. This home has an abundance of character. With natural light flooding in through the impressive Hampton orangery and the superb Simpsons fitted kitchen exuding style and functionality.

The property comprises briefly, entrance into a spacious and welcoming entrance hall with stairs leading to the first floor and doors providing access to the contemporary kitchen, dining room, lounge, downstairs WC, and study. The study provides access to the side hall with stairs to the games room, and a door into the double garage. The lounge has double doors into the dining room and access into a truly stunning wraparound orangery, offering extraordinary views of the garden and surrounding countryside. To the first floor is a gallery landing with doors leading to a large linen room, five piece family bathroom suite, and four well proportioned bedrooms. The main bedroom has a dressing area and benefits from an en suite shower room. Externally, the property is nestled in a private plot accessed via a gated driveway providing off road parking for numerous vehicles leading to the integral double garage. There is a large lawned garden to the rear with paved patio, mature bedding areas and a pond with views of the countryside that surrounds this appealing abode.

Viewing essential! For more information or to arrange a viewing, please contact our Burnley office at your earliest convenience.



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D

- Exquisite Detached Property

■ Contemporary Fitted Simpsons Dining Kitchen

■ Off Road Parking for Multiple Vehicles and Integral Double Garage

■ EPC Rating D

■ Four Bedrooms

■ Impressive Wraparound Hampton Orangery

■ Tenure Freehold

■ Two Bathrooms

■ Stunning Garden to Rear with Countryside Views

■ Council Tax Band G

Ground Floor

Entrance Hall

15 x 10'1 (4.57m x 3.07m)

Hardwood single glazed leaded stained glass front door and window, central heating radiator, part vaulted ceiling to galleried landing, coving to ceiling, stairs to first floor, doors leading to kitchen, lounge, dining room, study and WC.

Kitchen

20'6 x 14'6 (6.25m x 4.42m )

Four hardwood double glazed windows, mix of panelled wall and base units with granite worktops, under counter lighting, island, integrated high rise oven and grill, four ring induction hob and extractor hood, glass splashback, inset sink with mixer tap and draining ridges, plumbing for washing machine, space for dryer and American-style fridge freezer, integrated dishwasher, large fitted pantry cupboard, range of double drawers, spotlights, coving to ceiling, tiled flooring with underfloor heating and hardwood double glazed double doors to patio.

Dining Room

15'11 x 14'6 (4.85m x 4.42m )

Hardwood double glazed window, central heating radiator, coving to ceiling, ceiling rose, two feature wall lights, picture light and double doors to lounge.

Lounge

20'7 x 15'11 (6.27m x 4.85m )

Two hardwood double glazed windows, two central heating radiators, coving to ceiling, two ceiling roses, wall inset gas feature fire and double doors to orangery.

Orangery

25'5 x 22'7 (7.75m x 6.88m)

Hardwood double glazed windows, pitched single glazed roof, two central heating radiators, tiled flooring with underfloor heating and two hardwood double glazed French doors to rear.

Study/Reception Room

14'7 x 9'1 (4.45m x 2.77m)

Hardwood double glazed window, central heating radiator, coving to ceiling and door to inner hall.

WC

7'5 x 3'11 (2.26m x 1.19m)

Hardwood double glazed window, central heating radiator, spotlights, low base WC, pedestal was basin with traditional taps and tiled flooring.

Inner Hall

9'10 x 2'7 (3.00m x 0.79m)

Hardwood double glazed window, door to garage and stairs to first floor over garage.

Double Garage

25'2 x 21'10 (7.67m x 6.65m)

Two hardwood double glazed frosted windows, central heating radiator, two wall mounted boilers, base unit with stainless steel sink, drainer and two remote up and over garage doors.

First Floor

Games Room/Annexe

25'1 x 20'7 (7.65m x 6.27m)

Three hardwood double glazed windows, three central heating radiators, door to WC, integrated speakers, access to extensive roof space with electric and lighting.

WC

5'8 x 3'7 (1.73m x 1.09m)

Central heating radiator, low base WC and pedestal wash basin with traditional taps.

Galleried Landing

Hardwood double glazed window, central heating radiator, coving to ceiling, access to extensive loft space with electric and lighting, picture rail, doors leading to four bedrooms, bathroom and linen room.

Main Bedroom

21'9 x 14'5 (6.63m x 4.39m )

Two hardwood double glazed windows, two central heating radiators, coving to ceiling, spotlights, fitted wardrobes and door to en suite.

En Suite

8'11 x 8'1 (2.72m x 2.46m)

Hardwood double glazed leaded window, electric heated towel rail, dual flush WC, his and hers vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panel ceiling, spotlights, fully tiled elevations and tiled flooring with underfloor heating.

Bedroom Two

15'11 x 10'9 (4.85m x 3.28m)

Two hardwood double glazed windows, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom Three

14'7 x 8'10 (4.45m x 2.69m)

Hardwood double glazed window and central heating radiator.

Bedroom Four

12'6 x 9'3 (3.81m x 2.82m )

Hardwood double glazed window, central heating radiator and coving to ceiling.

Bathroom

10'5 x 10'1 (3.18m x 3.07m )

Central heating radiator, low base WC, bidet, pedestal wash basin with mixer tap, corner panel bath with mixer tap, direct feed shower enclosed, extractor fan, spotlights and fully tiled elevations.

Exterior

Rear

Enclosed garden with laid to lawn, paved patios, mature bedding areas, pond and stunning countryside views.

Front

Gated driveway with off road parking for multiple vehicles and access to the integral double garage.

Agents Notes

Mains electric, gas, water, sewage and super fast broadband.

