



## Dove Syke Farm Eaves Hall Lane, West Bradford

£1,200,000 Freehold

Council Tax band: G

Tenure: Freehold



Nestled in the idyllic surroundings of a sought-after tucked-away village location, Dove Syke Farm embodies the epitome of countryside living. This exquisite 4-bedroom detached stone-built farmhouse boasts a delightful character interior exuding charm and elegance. The property is perfectly complemented by an impressive larger detached annexe and triple-sized garages offering an abundance of space and versatility. Situated in a fabulous private elevated position off Eaves Hall Lane, the farmhouse boasts outstanding panoramic views across the landscaped gardens and additional adjoining 8 acres of meadow and woodland, ideal for those with equestrian interests or seeking their own private retreat.

Upon entering the property, you are greeted with a modern well equipped kitchen, two generous receptions, both with fantastic feature fireplaces and a light-filled orangery providing a harmonious blend of contemporary living spaces with traditional character features. The master bedroom comes complete with an en-suite shower room while a deluxe bathroom caters to the needs of the remaining bedrooms. Outside, the property continues to impress with a private courtyard driveway offering ample parking, a separate double garage, and a beautifully landscaped south-facing rear garden, perfect for enjoying the sunshine and captivating views. Further enhancing the property's appeal is the well-equipped first floor modern one-bedroom annexe with large open plan living area, ideal for guests or multi-generational living. Dove Syke Farm is a stunning character home that effortlessly combines modern living with rural charm, making it a rare find in today's property market.

Expanding upon the outdoor offerings of Dove Syke Farm, the property's outside space is a true masterpiece in itself. Electric double-opening gates lead into a driveway courtyard with extensive private parking for multiple vehicles, complemented by a large detached tandem-style double garage equipped with power, lighting, and electric up-and-over doors in addition to the detached triple sized garages. A private woodland area and adjacent meadow land spanning approximately 8 acres provide an ideal setting for equestrian enthusiasts or those seeking a serene escape from urban life. The property's well-kept gardens feature various patio areas offering a multitude of seating options to soak in the sunshine and unparalleled views, with Pendle Hill standing majestically in the backdrop. With additional garden space, storage facilities, and ample forecourt parking, Dove Syke Farm is only a short drive to the nearby bustling town of Clitheroe providing convenient access to amenities and schools and offers a unique opportunity to embrace a lifestyle of luxury and tranquillity amidst the picturesque Lancashire countryside.



### **Entrance Porch**

Solid wood panelled external front door, tiled flooring, hardwood double glazed windows, stable style double glazed door leading to kitchen.

### **Cloakroom**

2-pce white suite comprising pedestal wash basin with hot and cold taps, low level w.c., tiled flooring, hardwood double glazed window, internal solid wood panelled door.

### **Kitchen**

Impressive bespoke modern fitted kitchen with an extensive array of wall, base and drawer units with contrasting granite working surfaces and upstands, Neff eye level double oven and grill with warming drawers below, induction hob with stainless steel extractor fan, 1½ stainless steel sink unit with mixer tap and integral granite drainer, television point, integrated dishwasher and washing machine, built-in microwave and wine fridge, recess for American style fridge freezer, recessed spotlighting, tiled flooring, hardwood double glazed windows.

### **Lounge**

Carpet flooring, feature wood beams, impressive stone fireplace and hearth with wood beam mantle and cast iron log burner, wall light points, TV point, hardwood double glazed window with outlooks across courtyard and towards open meadowland, panelled radiator, solid wood french opening doors through to orangery.

### **Living Dining Room**

Wood style karndean flooring, Victorian style radiator, beautiful feature stone fireplace, hearth and surround with cast iron log burner inset, wall light points, hardwood sash style double glazed window with fabulous aspects over garden and open fields, part exposed stone wall, attractive spindle staircase leading to first floor, feature exposed ceiling beam, large solid wood panelled door to orangery.

### **Orangery**

Stone construction and hardwood double glazed construction, slate tiled flooring with underfloor heating, stunning views across private rear garden and fields beyond with outstanding views across towards Pendle Hill, recessed spotlighting, panelled radiator, TV point, external wood double glazed french doors leading to garden.

### **Landing**

Split level landing with carpet flooring and spindle balustrade.

### **Bedroom Three**

Carpet flooring, panelled radiator, hardwood double glazed windows.

### **Bedroom Four**

Carpet flooring, panelled radiator, fitted dressing table unit with wall cupboards over, sash style hardwood double glazed window with beautiful countryside open views.

### **Bathroom**

Luxurious 4-pce white suite comprising freestanding roll top bath with hot and cold taps, large shower enclosure with glazed screen and thermostatic shower over with additional attachment, pedestal wash basin with hot and cold taps, low level w.c., tiled flooring, part tiled walls, vertical panelled radiator with heated chrome towel rail, under floor heating, recessed spotlighting, hardwood double glazed windows.

## **Double Storey Detached Annexe And Garages**

### **Annexe Entrance**

Stone staircase leading to first floor annexe. Ground floor storage room also housing separate oil fired central heating boiler for annexe. First floor stone flagged patio area with wrought iron balustrade overlooking woodland and farmhouse.

### **Open Plan Living Dining Kitchen**

A stunning impressive sized open plan living space with barn style entrance with hardwood double glazed French style doors leading through to a fantastic open light filled room with pitched ceiling and feature beams with electric opening skylight windows, engineered oak flooring, high gloss base and drawer units, with granite worktops and up stands, integrated fridge and dishwasher, built in electric oven, ceramic hob with stainless steel extractor filter canopy over, sink drainer unit with mixer tap, television point, panelled radiators, hardwood double glazed windows.

### **Bedroom & Dressing Room**

Engineered oak flooring, pitched ceiling with electric opening velux windows, Victorian style radiators, television point, recessed spotlighting, built-in wardrobes, hardwood double glazed windows.

### **Shower Room**

Contemporary style 3-pce white suite comprising large walk-in shower enclosure with thermostatic shower over and additional hand held attachment, vanity wash basin with mixer tap, drawer under, low level w.c., chrome ladder style radiator, recessed spotlighting, hardwood double glazed windows, fully tiled walls, tiled flooring, pitched ceiling with wood beam and recessed spotlighting, velux window, extractor fan.

### **Triple Sized Garages**

With two large electric up and over garage doors, power and lighting, cold water tap, glazed windows, personal side door.

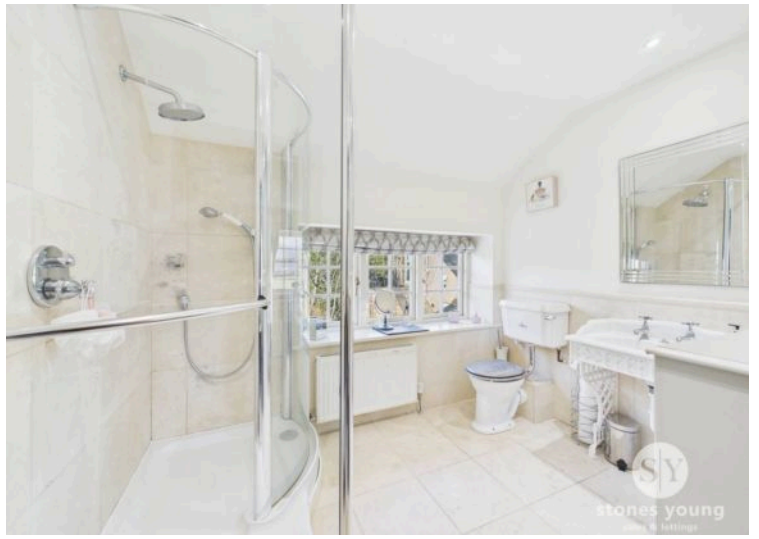
## **Additional Information**

Heating – Oil fired central heating. Mains water and electric connected. Drainage – via private septic tank. Approx. 8 acres of meadow land and woodland to the side and front of the property. Public footpath access to the left side of double garage and across the farm courtyard to the fields.













Approximate total area<sup>(1)</sup>  
3775.33 ft<sup>2</sup>

Reduced headroom  
49.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

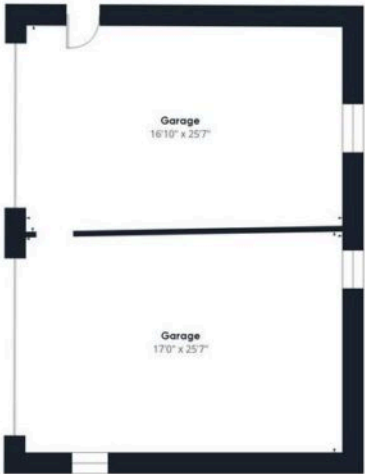
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Floor 0 Building 1



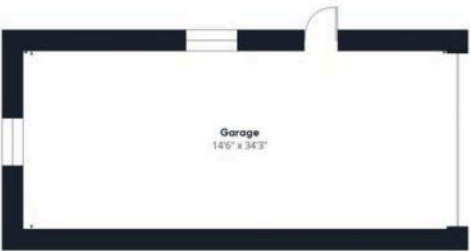
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3