



Honeywell
SELECT

Scarhead, West Bradford, BB7 3JF

Individual stone detached house

£659,000



- Modern contemporary accomm
- Open plan lounge & dining
- Beautiful south facing garden
- 4 bedrooms, 3 bathrooms
- Kitchen, stunning sun lounge
- 197 m2 (2,124 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Scarhead, Waddington Rd West Bradford

A beautiful individual stone detached house which was originally part of the Eaves Hall Estate and dates back to 1789. This period home is packed with features but also blends a modern contemporary style perfectly to provide the best of both worlds. This spacious family house has a large open plan lounge and dining room with log burner, a bright modern kitchen with open views, stunning contemporary sun lounge with glass doors which slide back to provide a fantastic link between the house and garden. On the ground floor there is also a cloakroom, utility and fourth bedroom. The first floor comprises a guest bedroom with spacious en-suite, third bedroom and house bathroom. The top floor boasts a luxurious master suite with bedroom with pitched ceiling and exposed roof timbers and stunning views towards Waddington, a newly installed luxury en-suite with walk-in shower and separate dressing room.

Externally the house has gates leading to a gravelled drive with ample parking. There is a good-sized private south facing garden with two decked patio areas, large lawn and well-stocked borders. There is also a large detached insulated office or hobbies room, adjoining storage shed and a hot tub. Viewing is recommended to appreciate this home.

LOCATION: Entering West Bradford from the Clitheroe direction cross over the bridge and continue straight on into the village. Turn left at the T-junction, passing The Three Millstones on the left. Continue straight on round the right hand and then left hand bend and the house can be found on the left hand side just after Eaves Hall Lane which is on the right.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Through solid hardwood front door to:

HALLWAY: With storeroom off housing floor-mounted Worcester combination central heating boiler.

BEDROOM FOUR: 2.5m x 2.8m (8'4" x 9'3"); window to side and rear elevations with outlooks across the garden, Velux window and built-in shelving.



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SUN LOUNGE ROOM: 2.9m x 6.4m (9'6" x 21'1"); contemporary room with large glazed sliding doors opening onto the garden, 2 Velux windows, wall light points, television point, modern grey laminate flooring and double doors leading to:

OPEN PLAN LOUNGE & DINING ROOM:

Lounge: 4.7m x 5.5m (15'5" x 17'11"); feature exposed beams, 3 windows with excellent views, feature modern cast iron multi-fuel stove (not currently working), television point, wall light points, spotlighting, understairs storage, tiled floor. Open to:

Dining room: 5.0m x 3.4m (16'3" x 11'3"); wall light point, feature exposed beams, windows with open views towards Waddington, staircase off to first floor and tiled floor.

CLOAKROOM: With 3-piece white suite comprising low suite w.c. with push button flush, urinal and vanity washbasin with chrome mixer tap, chrome ladder style heated towel rail, part-tiled walls and tiled floor.

KITCHEN: 3.9m x 4.2m (12'9" x 13'9"); feature central unit with marble working surface and breakfast bar, one and a half bowl single drainer sink unit with mixer tap, also housing integrated dishwasher and storage cupboards. Smeg range style cooker with 4-ring electric hob and 2 ovens, stainless steel matching Smeg extractor canopy over, space for large fridge freezer, modern stainless steel base cupboards, open views, tiled floor, part-tiled walls, 3 windows, door to porch and door to utility.

UTILITY ROOM: 1.7m x 2.6m (5'8" x 8'5"); plumbing for washing machine, space for tumble drier, larder storage cupboards, tiled floor and coat hooks.

REAR PORCH: With PVC window and tiled floor, door to gravelled driveway.



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FIRST FLOOR:

LANDING: With spindle staircase off to second floor, alarm control panel.

BEDROOM TWO: 3.0m x 4.9m (9'9" x 16'2"); feature exposed beams, 3 windows offering excellent views towards Waddington, built-in grey gloss wardrobe.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising vanity washbasin with chrome mixer tap, storage cupboards under and large vanity mirror over, low suite w.c. with push button flush and concealed cistern and large walk-in shower area with thermostatic shower with fixed head and separate hand held shower head, extractor fan, fully tiled grey walls, tiled floor, recessed spotlighting, exposed beams, extractor fan and chrome heated ladder style towel rail.

BEDROOM THREE: 2.3m x 3.5m (7'6" x 11'5"); with windows to side and rear elevations offering excellent views, television point.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with chrome mixer tap and storage under and panelled bath with chrome shower tap fitment and folding glass shower screen, feature exposed stone wall, part-tiled walls, extractor fan, storage cupboard with shelving.

SECOND FLOOR:

LARGE MASTER SUITE with BEDROOM: 4.9m x 5.0m (16'2" x 16'5"); feature pitched ceiling with exposed roof timbers, 3 windows with excellent views towards Waddington, feature exposed stone wall, television point. Open to **NEWLY INSTALLED LARGE LUXURY 4-PIECE EN-SUITE:** with wall-hung w.c. with concealed cistern and push button flush, wall-hung vanity washbasin with chrome mixer tap, vanity mirror over with electric back light and storage under, panelled bath with central chrome mixer tap and chrome hand held shower head and large walk-in wet area with fixed glass shower screen, thermostatic shower with fixed head and separate hand held shower head. Chrome heated towel rail, feature cast iron radiator, feature arch window with excellent views, fully tiled walls, tiled floor, recessed spotlighting.

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DRESSING ROOM: 1.6m x 3.5m (5'2" x 11'7"); built-in range of hanging and shelving.

OUTSIDE: The property is approached via wrought iron gates leading to a gravelled driveway with ample parking, planting borders and stone boundary wall. There is a good-sized south facing rear garden, mainly laid to lawn with well-stocked planting borders, mature shrubs and trees. Decked patio area directly off the sun lounge room and second decked patio area, slate paved pathways and gravelled area for easy maintenance, hot tub, log store, outside tap.

Large **OUTBUILDING** with office or hobbies room 5.9m x 3.6m (19'4" x 11'10"); fully insulated and plastered, electric light and power, 2 windows and glazed PVC door. Situated to the side of this room is a **STORAGE SHED** 3.7m x 3.6m (12' x 11'11") with electric light and power.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

TENURE: We are informed by the owners that the property is freehold.

COUNCIL TAX BAND: F.

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

VIEWING: By appointment with our office.

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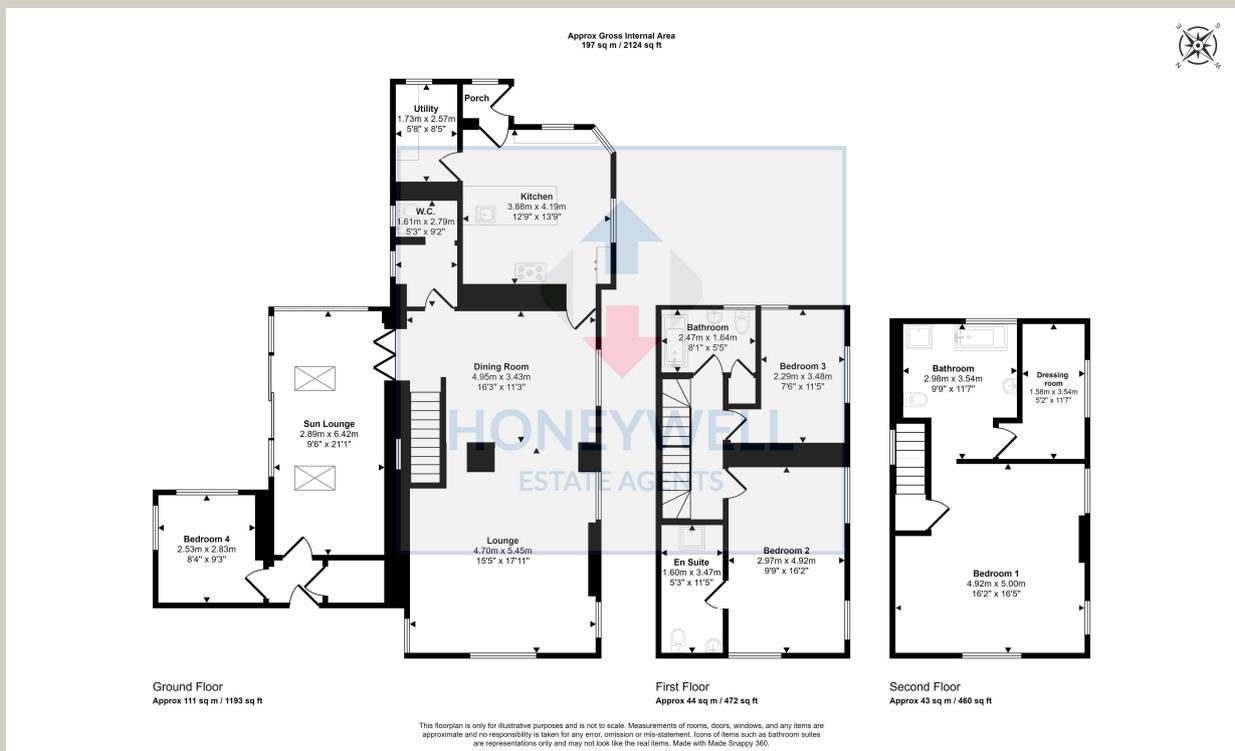
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