



Honeywell
SELECT

Chapel Lodge, West Bradford

Individual architect designed detached house
£630,000



- 2 large reception rooms
- Stunning handmade solid wood kitchen
- 5 double bedrooms, 3 bathrooms
- Prime village location
- 3 storey staircase with galleried landing
- 297 m² (3,196 sq ft) approx.

Clitheroe

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Barrowford

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Chapel Lodge, Chapel Lane, West Bradford

A stunning individually designed detached house which offers large accommodation arranged across three floors with a stunning hallway with central staircase and galleried landing above. Built and completed by the current owners in 2006, this family house is situated on a cul-de-sac of just two houses within the centre of this popular village.

The ground floor has a stunning entrance hallway with space for a baby grand piano and a feature return staircase leading to the first and second floor both with galleried landings. There is a large lounge, separate sitting room, dining kitchen with handmade bespoke kitchen and granite work surfaces, utility room and 2-piece cloakroom. The first floor has a master bedroom with dressing room and 3-piece en-suite., along with two further bedrooms and 4-piece bathroom. The second floor has two double bedrooms and 4-piece bathroom. One of these bedrooms would make an excellent games room or cinema room if preferred. Outside there is ample parking to the front and side, a detached garage and rear garden with patio and outlooks across a paddock towards Pendle Hill.

West Bradford is a popular village which is only a short drive from Clitheroe, The Three Millstones is within walking distance, Waddington and West Bradford Primary School is a short drive away and Bowland High is within easy reach. Viewing is essential.

LOCATION: On entering West Bradford from the Clitheroe direction proceed straight on and turn first right into Chapel Lane. Proceed up the hill, round the left-hand bend and Chapel Lodge is on the right hand side.

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

ENTRANCE HALLWAY: Through PVC front door. Large spacious hallway with return staircase leading to the first and second floor, both with galleried landings, stained glass window to rear elevation and double doors leading to the lounge.

LOUNGE: 7.5m x 5.0m (24'4" x 16'3"); spacious room with 5 windows with dual aspect, coved cornicing, wall light points, feature stone fireplace and hearth housing a cast iron log burning stove.

SITTING ROOM: 4.5m x 3.8m (14'10" x 12'5"); with coved cornicing, television point and glazed French doors opening onto rear patio.



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DINING KITCHEN: 7.5m x 3.8m (24'4" x 12'4"); with a fitted range of bespoke handmade solid wood wall and base units with complementary black granite work surface and tiled splashback with under-unit lighting. One-and-a-half bowl single drainer sink unit with mixer tap, boiling water tap, Rangemaster cooker with 5-ring gas hob, 2-ring ceramic hob, 2 ovens, separate grill and extractor over. Integrated fridge, dishwasher and microwave, central island unit with granite work surface, coved corning, feature recessed spotlighting, Karndean flooring and space for a dining table and chairs.

UTILITY ROOM: 3.3m x 1.9m (10'8" x 6'4"); with white gloss fitted units with complementary work surface, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated larder freezer, plumbing for a washing machine, Karndean flooring and half-glazed door to rear garden.

CLOAKROOM: 2-piece comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap, chrome towel rail and Karndean flooring.

FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation and return staircase off to second floor.

BEDROOM ONE: 5.0m x 4.5m opening to 5.3m (16'4" x 14'10" opening to 17'5"); with 2 windows to rear elevation offering excellent outlooks towards Pendle Hill.

DRESSING ROOM/WALK-IN WARDROBE: 2.1m x 2.0m (6'10" x 6'5"); with hanging and shelving.

EN-SUITE SHOWER ROOM: With a 3-piece white suite comprising a wall-hung vanity wash-hand basin with storage drawers and cupboards under and chrome mixer tap, low suite w.c. with push button flush and large walk-in shower enclosure with fixed curved glass screen with fitted thermostatic shower with fixed head and separate hand-held showerhead. Ceramic tiled floor, part-tiled walls, coved corning, recessed spotlighting, extractor fan and chrome heated ladder style towel rail.

BEDROOM TWO: 4.5m x 3.8m (14'10" x 12'5"); with connecting door to the bathroom and attractive outlooks towards Pendle Hill.



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BEDROOM THREE: 3.5m x 3.8m (11'6" x 12'4"); with windows to front and side elevation and built-in wardrobe.

BATHROOM: With a 4-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards and drawers below, spa bath with chrome taps and large walk-in shower enclosure with fixed glass panel, thermostatic shower with fixed shower head and separate hand-held shower head. Tiled walls, tiled floor, dual fuel chrome heated ladder style towel rail, coved cornicing, recessed spotlighting and airing cupboard housing central heating boiler (installed in 2019) and pressurised cylinder.

SECOND FLOOR:

LARGE LANDING: With spindles and balustrade and Velux window.

BEDROOM FOUR: 7.1m x 5.0m (23'0" x 16'4"); with Velux windows to the front and rear. This room would also be an ideal games room or cinema room.

BEDROOM FIVE: 5.0m x 3.8m (16'6" x 12'4"); with window to side elevation, Velux window to the rear and walk-in storage room measuring 3.8m x 1.9m (12'4" x 6'3").

BATHROOM: With a 4-piece white suite comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards and drawers under. Freestanding roll-top bath with chrome taps and separate shower enclosure with fitted electric shower, part-tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

OUTSIDE: To the front of the property is a cobbled driveway, stone paved pathways, parking area providing ample parking, raised planting borders and stone boundary wall. There is a side garden with planting areas and side driveway leading to a **DETACHED GARAGE** measuring 6.7m x 3.8m narrowing to 2.3m (21'8" x 12'6" narrowing to 7'5") with single up-and-over door, power and light and personal door to side. The rear garden has been mainly Indian stone paved for easy maintenance offering ample patio areas with raised planting borders and flowerbeds, timber boundary fencing and outlooks across a paddock towards Pendle Hill.

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

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. The property has underfloor heating on the ground floor and radiators on the first and second floor.

COUNCIL TAX BAND G.

EPC: The energy efficiency rating of this property is C.

TENURE: Freehold.

VIEWING: By appointment with our office.



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*Chapel Lodge, Chapel Lane, West Bradford, BB7 4SN
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