

DENELY
STOPPER LANE
RIMINGTON
BB7 4DU

£395,000



- Bay fronted period house
- Stunning views across open countryside
- 2 double bedrooms
- Lounge with open fireplace
- Large living dining kitchen
- Conservatory with views
- Driveway & patio garden
- 138 m2 (1,485 sq ft) approx.

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A bay fronted period end of terrace which is set in this beautiful location with stunning views across open countryside towards the Yorkshire Dales. The house offers fantastic features with bay windows in the lounge and master bedroom, coved cornicing, feature fireplace and solid parquet flooring in the kitchen.

There is an entrance hallway with original staircase, lounge to the front with fantastic open views and at the rear there is a large living dining kitchen. Off the kitchen is a good-sized utility room, 2-piece cloakroom and PVC conservatory which has south-facing views across an open field. Upstairs there is a feature split-level landing, master bedroom with bay window and lovely views plus a dressing area with wardrobes. There is also a good-sized guest room and a 4-piece bathroom with freestanding roll top bath and separate shower enclosure.

Outside there is a garden to the front with driveway and at the side there is a south-facing patio with open outlooks. The house has solar panels fitted which generate an income of around £1,000 per annum. There is oil fired central heating and the property is Freehold. Viewing is recommended.

LOCATION: Enter Rimington from the Chatburn/Downham direction, proceed through the village and out of the other side. Turn right into Stoops Lane, continue straight on passing Rufus Carr's on the right and the Memorial Institute on the left. The house can be found on the right at the end of the row of cottages.

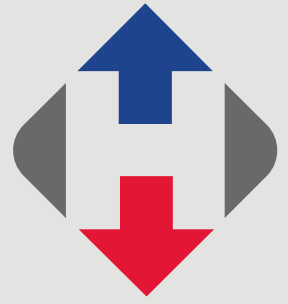
ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Through modern 6-panel Rock front door with stained glass leaded panel above, original wood panelled spindle staircase off to first floor with understairs storage cupboard, coved cornicing and picture rail.

LOUNGE: 3.7m x 5.4m (12'2" x 17'9"); with feature bay window with leaded stained glass top panels to the front offering excellent views across open countryside towards the Yorkshire Dales, coved cornicing, feature fireplace with open fire with cast iron interior, mahogany surround and tiled hearth, television point.

LIVING DINING KITCHEN: 3.6m x 7.6m (11'8" x 24'10"); with a fitted range of solid wood base units with hardwood work surface and tiled splashback, ceramic Belfast sink unit with chrome mixer tap and draining board carved into worktop, integrated electric fan oven, 5-ring stainless steel gas hob with stainless steel extractor canopy over, ceiling-mounted drying rack, space for dining table and chairs, solid wood parquet flooring, coved cornicing, recessed spotlighting, sitting area, feature fireplace housing solid fuel AGA with feature lighting (the AGA does not presently function) and 2 windows to side elevation.

UTILITY ROOM: 3.3m x 2.9m (10'11" x 9'5"); a good-sized utility room with a fitted range of wall and base cupboards, laminate work surface, one-and-a-half bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, floor-mounted oil central heating boiler and tiled floor.





CLOAKROOM: 2-piece suite comprising a low suite w.c. and pedestal wash-hand basin with chrome taps and tiled splashback, recessed spotlighting and tiled floor.

CONSERVATORY: 2.8m x 3.2m (9'4" x 10'4"); white PVC Victorian style conservatory with tiled floor, south-facing views across open field, door to yard area and French doors to patio area.

FIRST FLOOR:

FEATURE SPLIT-LEVEL LANDING: With original spindles and balustrade, coved cornicing, window to side with open views and over stairs storage cupboard.

BEDROOM ONE: 3.8m x 5.3m (12'4" x 17'4"); with a feature bay window with stunning views across open countryside towards the Yorkshire Dales with stained glass leaded top panels, dressing area with fitted double wardrobe and window, loft access and recessed spotlighting.

BEDROOM TWO: 3.7m x 3.3m (12'1" x 10'11"); a dual aspect room with windows to both sides with open views and recessed spotlighting.

BATHROOM: 4-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome



taps, freestanding cast iron roll top bath with chrome taps and fitted double shower enclosure with fitted shower, part-tiled walls, tiled floor, extractor fan, recessed spotlighting and open views.

OUTSIDE: To the front of the property is a garden with planting areas, wrought iron gate and pathway to front door. There is a driveway providing private parking and leading to an Indian stone paved patio area which is adjacent to the conservatory with outlooks across open fields. Off the conservatory is a small courtyard area and storage shed with electric, light, power and oil storage tank.

HEATING: Oil fired hot water central heating system complemented by majority double glazed windows. The property has solar panels fitted with a feed-in tariff which generates around £1,000 per year.

SERVICES: Mains water, electricity and drainage are connected.

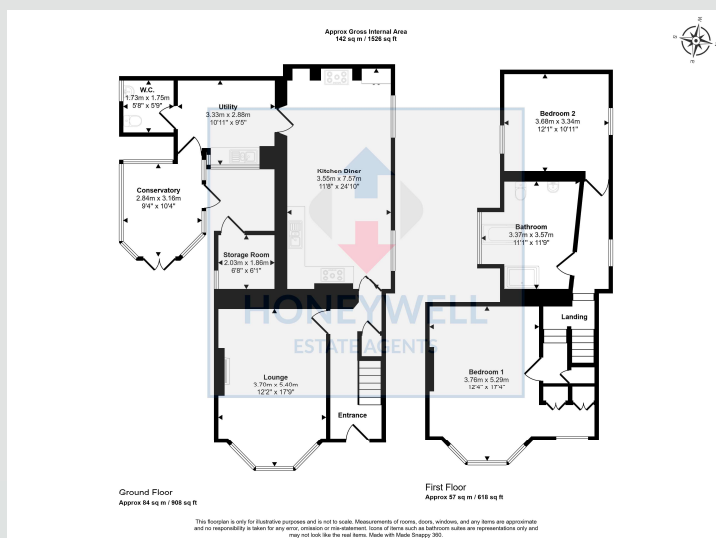
TENURE: Freehold.

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.





Denely, Stopper Lane, Rimington, BB7 4DU
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