

# HUNTERS<sup>®</sup>

## EXCLUSIVE

**Lansdowne, Barnoldswick**  
**Offers In Excess Of £900,000**  
**Property Images**



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Intro

Lansdowne & Deerstones (next door) are two of the very finest examples of Edwardian architecture and construction. Built in 1907 for two brothers from a textiles background out of Manchester, they sit on a very generous sized plot at circa 1.32 acres including woodland with a canal frontage.

Lansdowne boasts over 3000 square feet of living space plus a more recently constructed triple garage block. Having been meticulously maintained and updated, there is nothing to do here but unpack your bags. Our vendors have been very sympathetic to the Edwardian era, in particular to the impressive main reception hall and 3 large reception rooms which are decorated in period styles and floor-coverings. The grand staircase and entrance hall feature stained glass windows showing local landmarks.

That said, the house also offers all the latest modern facilities including a superb and spacious dining-kitchen with modern bathrooms, lighting, GAS fired central heating, integrated hard wired sound system (the Bang & Olufsen speakers are not included in the sale) and much more.

## On-Line-Bullet-Points

- A very impressive, immaculate, detached, Edwardian Villa
- Over 3000 sq ft of stunning living space
- A superb balance of period charm & modern living
- Meticulously maintained & presented
- Set in 1.32 of an acre of formal gardens and woodland
- 3 large yet cosy reception rooms. Spacious dining-kitchen
- Office space, cloakroom, utility room, cellar storage
- Grand reception hall and 2 entrance lobbies
- 4 double bedrooms 2 bath /shower rooms
- Just superb everywhere!



We will let the photographs and the 3D Viewing Tour do most of the 'talking' but in brief: -

An entrance hall offers space for seating and features high quality hand crafted etched and stain glass panels, and further door leading into the impressive reception hall. This large space features a magnificent return staircase and balustrade with splendid feature window having stained glass showing local landmarks, original dado rail, coving, and plate display shelving.

The dining room with hand carved original fire surround and feature bay window offering ample space for a 12 person dining-suite, and is finished with Karndean made-to-measure flooring.

The 2 spacious reception rooms both feature wood-burning stoves and large bay windows with French doors onto the gardens in one, and ornate plasterwork to both. Decorated in period colours, these impressive rooms are large yet cosy, and have pleasant outlooks onto the gardens.

The dining-kitchen features a range of hand-built high quality units with granite worktops over, including bespoke larder units, and a large centre island providing further baking / food prep surfaces, 2 under-mounted sinks, and storage underneath. As you would expect, there is a comprehensive range of top quality integrated appliances including a larder-style fridge / freezer, range cooker, microwave and dishwasher. The delightful dining end has windows to 3 sides looking onto the gardens.

Off the kitchen, a cloakroom area leads down to the tiled floor cellar area which is ideal for laying down wine and for general storage.

The welcoming side entrance and lobby with tiled floor has a further door out onto the gardens, and a spiral staircase leads to a very useful office / hobby room. Off from the lobby, a good sized cloakroom / WC, and a utility / laundry room again with tiled floor, and having an excellent range of built-in cupboards and units, with quartz worktop and sink unit.

To the first floor: - The impressive staircase with 2 half-landings, rises out of the reception hall past that magnificent stained glass window, to a return balustrade and large landing space.

A superb and spacious house bathroom boasts a period style suite to include a WC, free-standing bath, wash basin and walk-in shower area. Having feature timber panelled walls and a loft hatch giving access to the very substantial attic space. We cannot imagine why you would need more bedroom space in this house, but if you did, there is 'another house' up here!

The principal bedroom is of generous proportions and has superb views over the grounds from a bay window. Also having a range of hand-built wardrobes and a period display fireplace (not in use).

Bedrooms 2 & 3 are equally large and impressive, with fine views and bedroom 4 is a smaller double.

A spacious and light shower room is fitted with period pottery, a built-in vanity unit, and features panelled walls.

Outside:- Again so much to talk about, and so much to impress. Not least the sweeping driveway leading to a gravelled parking apron and fabulous triple garage block with power. In addition, a substantial garden shed and log store.

The house and gardens extend to 1.32 of an acre and is roughly divided into 4 areas. The first being the driveway and gardens to the side. The next being the house itself and first formal lawn. The third being the second formal lawn. And finally an enchanting woodland dropping down to the Leeds Liverpool Canal.

Planning Permission and terms of this sale:- The woodland area and part of the second lawn area did have planning granted in 2015 for 2 detached houses at circa 1700 sq ft. This has now lapsed but would be easily achievable. The access would be from Whitworth Way and there is a ransom strip which is owned by a local developer. If the intention was to develop the land, then a financial agreement would need to be entered into with that developer, to cross the ransom strip. Our sale will not get involved in that and any offer cannot be subject or conditional to same. Should the gardens be developed within 15 years, a claw-back clause will be triggered in favour of our vendors, but at a sensible rate of 15% of the uplift in value. Currently circa £30,000.

The property is set in a quiet residential area yet just a short walk to bus stop and the town centre,

Barnoldswick is a friendly market town known as 'Barlick' by the locals, Set within in the Pennine Hills surrounded by delightful countryside, Barnoldswick is the highest town on the Leeds and Liverpool canal which runs through the heart of the town.

Barnoldswick is well known and famous for the Rolls-Royce establishment boasting high employment, along with other local amenities to include; family run stores, butchers, pubs, fantastic live music venue, post office, banks, churches, four primary schools and great transport links via bus to Skipton train station with direct trains running to London and Leeds.

Barnoldswick is also very handy for the M65 and M6 taking you to the commercial centres of Manchester in around an hour. Other larger towns nearby include Clitheroe and Burnley, again with train stations and shopping centres.







