

Standroyd, Skipton Old Road, Colne

OFFERS IN THE REGION OF £894,950







Skipton Old Road, Colne

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- Grade II Listed
- Approx 0.67 acre Plot
- Four Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Simpsons Kitchen

Welcome to Standroyd, a stunning detached period property located on Skipton Old Road, Colne. This beautiful home offers ample living space perfect for a growing family. Standroyd boasts 4 reception rooms, 4 double bedrooms, 3 bathrooms, and extensive outdoor areas. At its heart is a spacious kitchen by Simpsons of Colne, featuring an Aga, twin Belfast sinks, a central island with granite countertops, a log burner, and double doors to the front garden. Adjacent is a utility room and a versatile study. The front sitting room, with exposed beams, stone mullion windows, and an open fireplace, is perfect for entertaining. The dining room, with an Inglenook fireplace, also connects to the kitchen. Additionally, there is a sitting / playroom and a downstairs cloakroom. Upstairs, the master bedroom offers long-distance views, a dressing area, and an en-suite. The second bedroom has an en-suite and walk-in wardrobe. Bedrooms three and four are spacious doubles with stone mullion windows and exposed beams. A high-standard family bathroom serves these rooms. Standroyd combines historical charm with modern convenience, all within a generous 0.67-acre plot.





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PRESTIGE



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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 7.64m x 4.67m (25'0" x 15'3")

This elegant living room combines traditional charm with modern comfort, featuring exposed wooden beams and a grand stone fireplace. Large mullioned windows provide ample natural light, creating a bright and inviting atmosphere. The room's spacious layout and neutral tones offer a perfect setting for relaxation and entertainment.

SITTING / PLAY ROOM 2.78m x 4.44m (9'1" x 14'6")

This versatile sitting/playroom is a cozy and inviting space perfect for relaxation or children's activities. Large windows allow natural light to flood in, creating a bright and cheerful atmosphere. The room's neutral decor, accented by charming details like exposed stonework and modern fixtures, makes it an adaptable area suited for various uses.

GROUND FLOOR WC 2.55m x 1.83m (8'4" x 6'0")

This stylish ground floor WC features vibrant, nature-themed wallpaper that adds a touch of character and whimsy to the space. The room is well-lit with a window providing natural light, and it includes a pedestal sink and modern toilet. The warm wood flooring complements the lively decor, creating an inviting and functional guest restroom.

DINING KITCHEN 6.97m x 4.37m (22'10" x 14'4")

This exquisite dining kitchen, featuring bespoke units by Simpsons of Colne, combines elegance and functionality. The room boasts granite countertops, a large central island, an AGA cooker, and inbuilt high-end appliances. A charming stone fireplace and expansive patio doors create a seamless indoor-outdoor flow, perfect for entertaining. The bright, airy space, complemented by neutral tones and stone flooring, offers a luxurious yet welcoming atmosphere ideal for culinary enthusiasts and family gatherings alike.

UTILITY ROOM 3.37m x 2.42m (11'0" x 7'11")

The utility room is a highly functional space, equipped with plumbing for both a washing machine and a dryer. This room offers ample space for all your laundry needs, providing a dedicated area to keep household chores organized and efficient. Its practical design ensures convenience and ease of use, making it an invaluable asset for busy households.

HALLWAY

SITTING ROOM / STUDY 3.36m x 3.91m (11'0" x 12'9")

This versatile sitting room/study offers a bright and functional workspace with large windows that provide abundant natural light. The room features modern decor with stylish window treatments and ample shelving for storage and display. The neutral tones create a serene environment, making it an ideal spot for both productivity and relaxation.

HALLWAY

DINING ROOM 3.40m x 3.37m (11'1" x 11'0")

This elegant dining room features exposed wooden beams and a rustic stone fireplace, adding character and warmth to the space. Large windows provide ample natural light, creating a bright and inviting atmosphere. The neutral decor and refined furnishings offer a sophisticated setting perfect for hosting formal dinners and family gatherings.

FIRST FLOOR / LANDING

BEDROOM ONE 3.29m x 4.88m (10'9" x 16'0")

This spacious master bedroom offers a serene retreat, featuring large built-in wardrobes and ample natural light. The room provides access to a dedicated dressing area and a private en-suite shower room, ensuring convenience and luxury.

DRESSING AREA 2.01m x 2.14m (6'7" x 7'0")

This well-appointed dressing area, connected to the master bedroom, features extensive built-in wardrobes and cabinetry, providing ample storage space. The bright and airy space is highlighted by soft, neutral tones and plush carpeting, creating a luxurious and functional environment for daily use.

EN-SUITE 3.47m x 2.13m (11'4" x 6'11")

This luxurious en-suite bathroom features a sleek shower cubicle, a full-size bathtub, and elegant tiling that adds a touch of sophistication. Windows provide natural light, creating a bright and refreshing atmosphere. The room is finished with modern fixtures and a clean, neutral palette, offering both style and comfort.

BEDROOM TWO 4.13m x 3.78m (13'6" x 12'4")

This charming bedroom offers a cozy retreat with modern amenities, including a private en-suite shower room and a spacious walk-in wardrobe. Large mullioned windows fill the room with natural light.

EN-SUITE 1.50m x 2.53m (4'11" x 8'3")

This elegant en-suite shower room features contemporary tiling and modern fixtures, including a sleek glass-enclosed shower. The large mullioned window allows natural light to illuminate the space, highlighting the stylish decor. A pedestal sink and well-positioned mirror complete the room, offering both functionality and charm.

WALK-IN WARDROBE

Accessed from within bedroom two.

BEDROOM THREE 4.24m x 3.90m (13'10" x 12'9")

This spacious double bedroom offers a tranquil retreat with ample natural light streaming through large mullioned windows. The neutral decor and plush carpeting create a warm and inviting atmosphere, making it a perfect space for relaxation. The room's layout provides plenty of space for furnishings, ensuring comfort and functionality.

BEDROOM FOUR 3.33m x 2.90m (10'11" x 9'6")

This delightful double bedroom features charming mullioned windows that fill the room with natural light. The neutral decor and cozy carpeting create a warm and inviting atmosphere, making it an ideal space for rest and relaxation. The room's layout offers ample space for furnishings, ensuring both comfort and practicality.

HOUSE BATHROOM 2.59m x 2.84m (8'5" x 9'3")

This elegant house bathroom features a modern walk-in shower, a full-size bathtub, and sleek fixtures. The stylish tiling and warm wood flooring create a serene and contemporary ambiance. Large mullioned windows allow natural light to flood the space, enhancing its bright and airy feel. This well-appointed bathroom offers both functionality and luxury.







EXTERNALLY

The property is accessed from the rear via a tarmacadam drive with large wrought iron electric gates, leading to a spacious parking area. A large lawn, bordered by a high, private hedge, lies to one side. At the front, a flagged patio area is perfect for summer entertaining, opening onto a private, expansive lawn surrounded by a high hedge and mature trees, ensuring complete privacy.

SUMMERHOUSE

This stone summerhouse is an ideal place to enjoy the garden all year round with a covered BBQ area and separate seating area. This could also be adapted to cater for an external office if so required and subject to the correct permissions being obtained.

LOCATION

Standroyd is situated off Skipton Old Road, perfectly positioned for enjoying rural living with country walks right on the doorstep. The property is also conveniently close to Colne Golf Club and Burwain Sailing Club, among other recreational facilities. Surrounded by open fields both front and back, it offers long-distance views while being just minutes from Colne's local amenities. Ideal for those needing good transport links, Standroyd is near a main line train station providing access to London and Manchester, and the M65 is only approximately 2 miles away.

PRECISE LOCATION

<https://w3w.co/cared.mutual.regarding>

360 DEGREE VIRTUAL TOUR

<https://bit.ly/standroyd-colne>

SERVICES

Mains electricity, mains gas and mains drainage. Broadband is also available at the property.

TENURE

Freehold with vacant possession upon legal Completion.

PUBLISHING

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Approximate total area⁽¹⁾

1512.1 ft²

140.48 m²

Reduced headroom

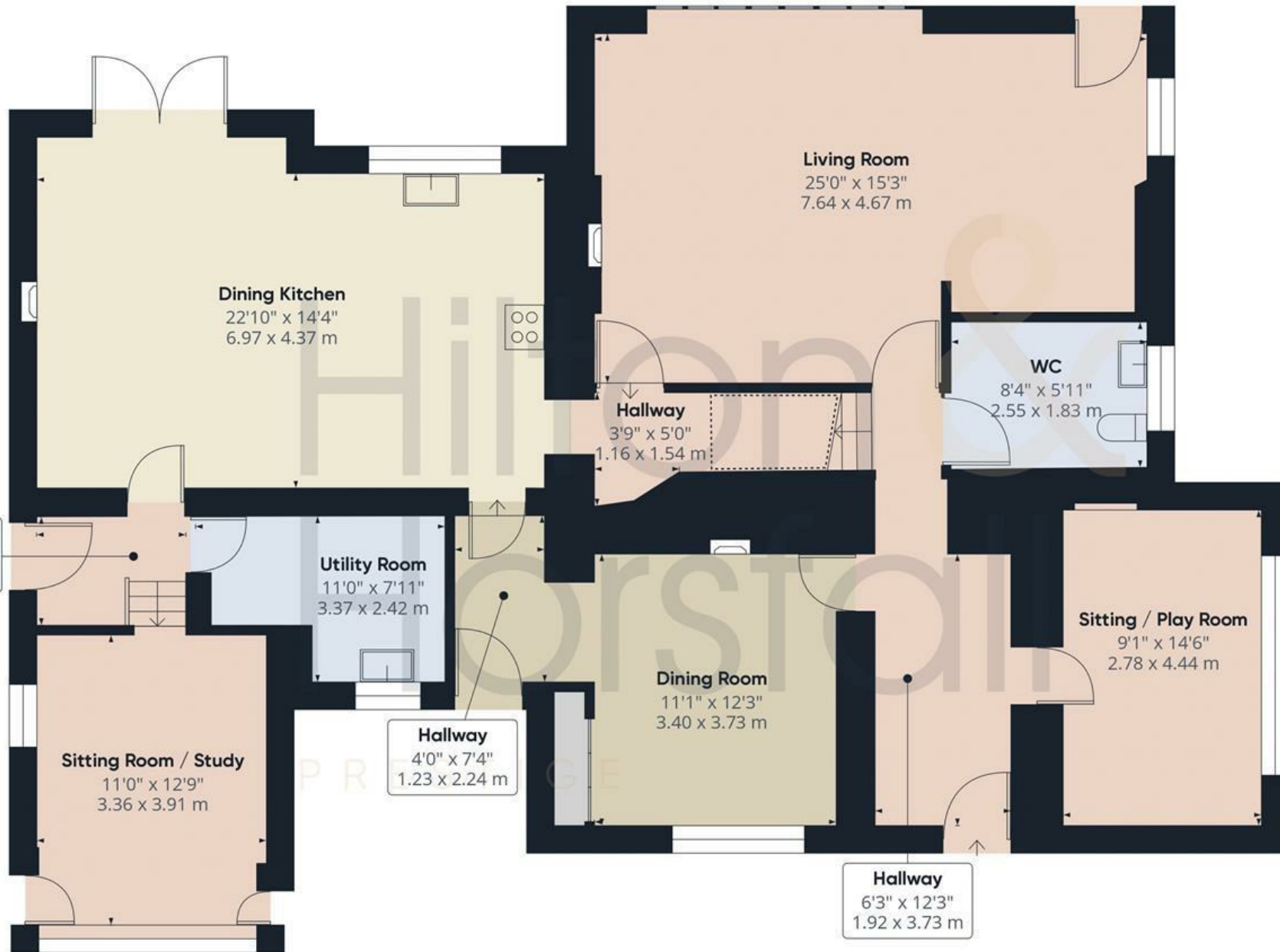
15.48 ft²

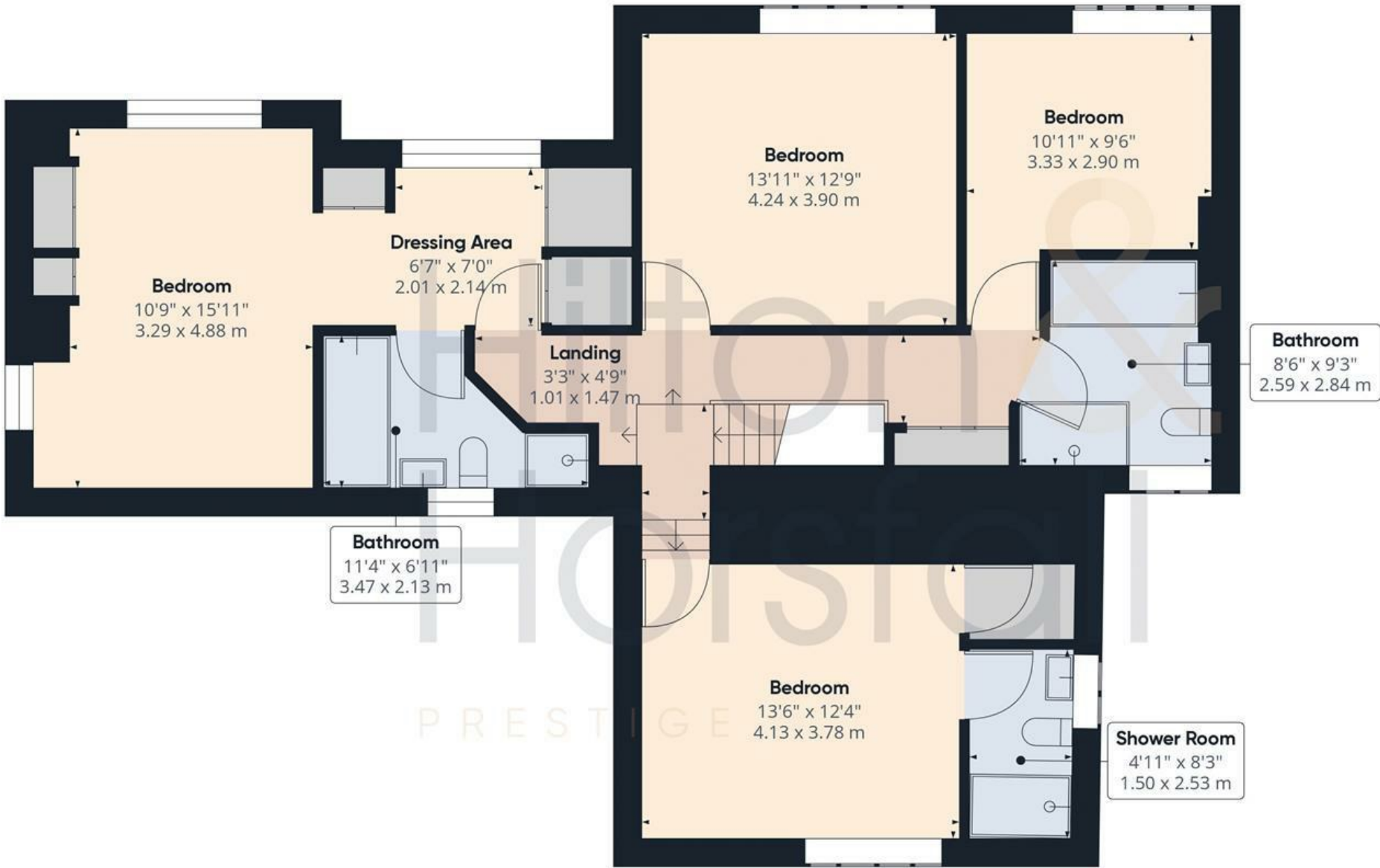
1.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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





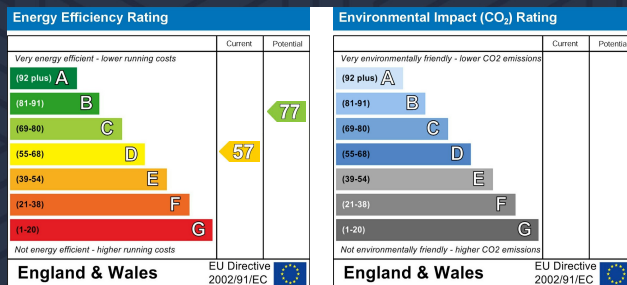
Approximate total area⁽¹⁾
1046.3 ft²
97.2 m²

(1) Excluding balconies and terraces

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RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024



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