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DAVID HILL



3 Bough Gap Barn Trawden Colne BB8 8NL

An exceptional family home having been sympathetically converted from part of a range of traditional stone buildings providing well planned, well presented four bedroom accommodation. Outside is a useful separate outbuilding, ample private parking, a fabulous stable block and a useful paddock extending to about 0.35 acres.

Convenient rural setting between Trawden and Laneshawbridge with stunning views towards Pendle Hill, just 2.5 miles from Colne and access to the M65 motorway.

Guide Price £595,000

3 Bough Gap Barn Trawden Colne BB8 8NL

• Colne (M65) 2.5 miles • Burnley 9 miles • Skipton 13 miles • Blackburn 19 miles • Manchester 35 miles

Location

The property enjoys a delightful position bordering open countryside just 1.5 miles from Trawden. The larger town of Colne is 2.5 miles to the west and the market town of Skipton 13 miles to the north east. The resurgent town of Colne provides an excellent range of amenities including shops, bars, restaurants, leisure facilities and primary and secondary schools. The town is well connected, with a railway station providing regular services to the west including Burnley, Preston and beyond. Access by car to the larger local business centres is extremely convenient with the M65 motorway, A59, A65 and A629 (A650) all close to hand meaning Bradford, Leeds, Preston and Manchester are within one hour's drive.

Description

This super family home is the end one of three residential units converted from an attractive range of traditional stone buildings, accessed via a shared gated driveway from Keighley Road.

Being the end unit, 3 Bough Gap Barn enjoys a good degree of privacy as well as stunning open views across the valley and west towards Pendle Hill.

The property is entered from the gable end into an entrance hall with return staircase leading to the first floor. There is a separate cloakroom with w.c. having a concealed system and wall mounted wash hand basin. There is a very generous living room, the focal point of which is a multi fuel stove set in a feature stone surround with hearth, mantelpiece and wooden lintel. Glazed double doors open into a sheltered patio seating area. Across the hall is a fabulous open plan family kitchen/dining room having a comprehensive range of stylish fitted base and wall units including a fabulous island unit incorporating a breakfast bar. Work surfaces including the island unit are quartz and there is an inset 1½ bowl sink with mixer tap. Integrated appliances include and a five ring gas hob with extractor above, an electric double oven and microwave, dishwasher, separate fridge and freezer and a wine cooler. Glazed double doors open onto a flagged seating area. Off the kitchen is a useful utility room with fitted base and wall units, laminate surface

and plumbing for a washing machine. There is separate useful under stairs storage.

As well as giving access to the four double bedrooms and house bathroom the first floor central landing has a generous storage cupboard and a separate airing cupboard with hot water cylinder. The well appointed house bathroom with half-tiled walls and oak effect laminate floor has a panelled bath, corner shower cubicle, wall mounted wash basin and a w.c with concealed system. The master bedroom and bedroom 2 are similar in size and layout, both having super views from the gable end windows and additional Velux windows and both having well appointed en suite shower rooms with large showers, wall mounted wash basins and w.c's. Bedrooms 3 and 4 are similar in size, each having Velux windows but with bedroom 3 having a comprehensive range of fitted wardrobes and storage.

Outside

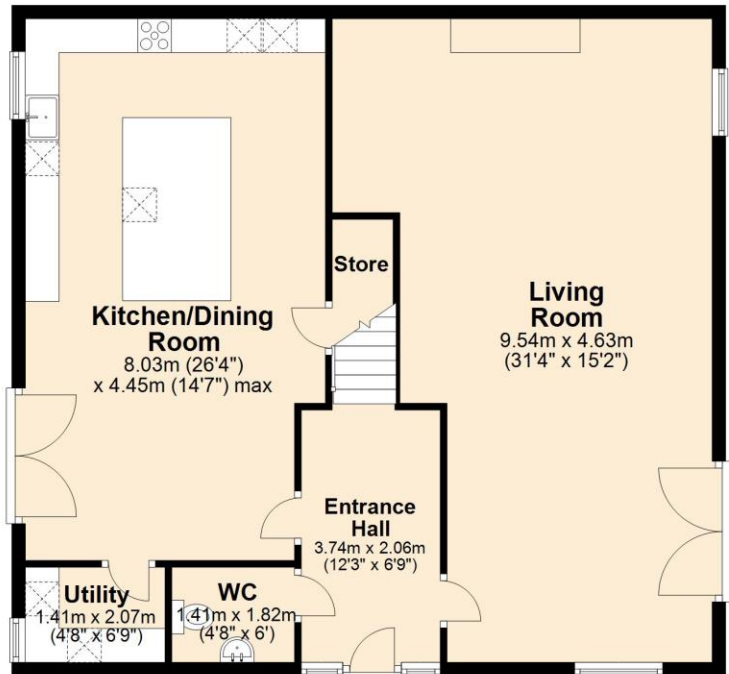
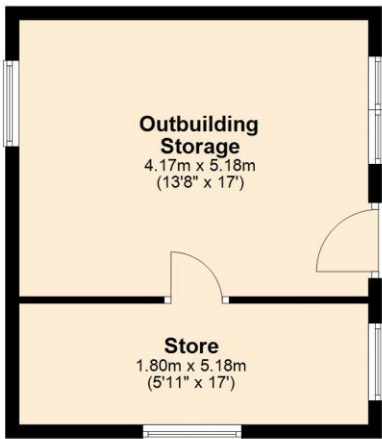
Adjacent to the property is a very useful separate outbuilding providing valuable additional storage but also scope to create additional annexe accommodation, home office, or hobbies room (subject to planning).

There are flagged patio seating areas to both the front and rear and a lawn extending across the front through which a path leads to the front door. Beyond the communal parking area within which 3 Bough Gap Barn has the right to park two vehicles, is an additional stone surfaced private parking area leading to the stable yard. The stable building is of timber construction comprising two boxes and a separate feed store. There is an enclosed covered concrete apron with gated access to the adjoining well managed paddock which extends in total to about 0.35 acres.



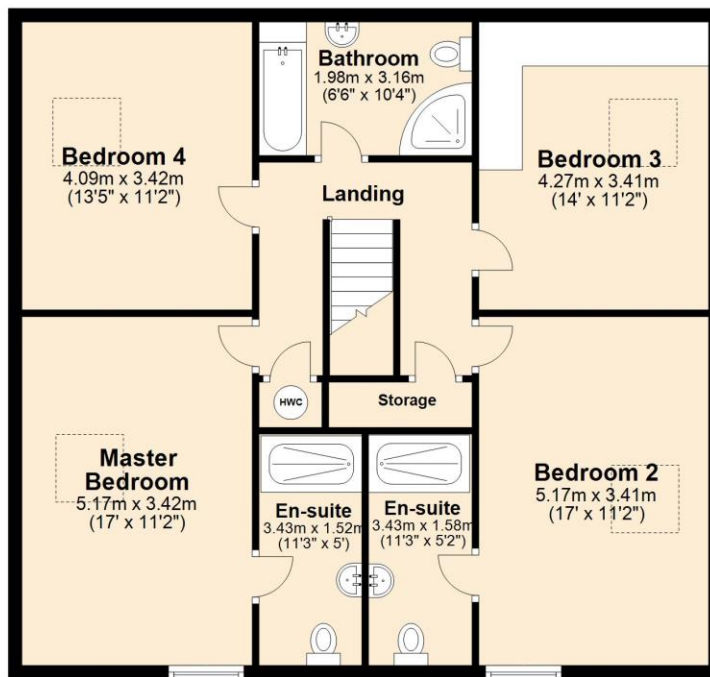
Ground Floor

Approx. 128.6 sq. metres (1383.8 sq. feet)



First Floor

Approx. 96.6 sq. metres (1040.1 sq. feet)



Total area: approx. 225.2 sq. metres (2423.9 sq. feet)





Services

We understand the property is connected to mains water, mains drainage, mains electricity and LPG gas. Double glazing. LPG central heating.

Energy Rating

D - 67

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band F (Pendle Borough Council)

Directions

From the roundabout at the end of the M65 in Colne head east on Vivary Way towards the town centre and at the next roundabout continue straight across onto North Valley Road (A6068). At the next roundabout with the A56 continue straight across onto Byron Road (A6068) to the next roundabout and continue straight across again onto Keighley Road (A6068). After about 50 metres turn right to Trawden (B6250) and continue for about 1.25 miles turning left immediately after the bridge over Trawden Beck into Keighley Road (leading to Rock Lane). Continue up Keighley Road following round Trawden Recreation Ground to the left. Approximately 250 metres after the Recreation Ground turn right onto Keighley Road where the shared gated access to 3 Bough Gap Barn can be found on the left after about 450 metres. David Hill for sale signs have been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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