



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Brogden Lane, Gisburn, BB7 4JS

### Offers Over £895,000

A TRULY EXCEPTIONAL DETACHED FAMILY HOME SET IN 18 ACRES

Welcome to this stunning property located on Brogden Lane in the picturesque village of Gisburn, Clitheroe. This charming house boasts three reception rooms and three bedrooms, providing ample space for comfortable living. With two bathrooms, convenience and privacy are guaranteed for all residents.

Situated within nineteen acres of breathtaking rolling countryside, this property is a dream come true for those who love the outdoors. The expansive land includes a barn, stables, and a turn out paddock, making it perfect for an equestrian-loving family. Imagine the peaceful sound of a stream flowing through your very own woodland area, offering a serene escape from the hustle and bustle of everyday life.

The property also features a spacious driveway and a workshop, catering to all your practical needs. Additionally, there is an outbuilding that has the potential to be converted into a bungalow annexe, currently serving as an office and bed & bedroom. This versatile space opens up a world of possibilities for customisation to suit your lifestyle.

One of the highlights of this home is its idyllic location, providing enviable views across the valley towards The Yorkshire Dales. Whether you are relaxing in the comfort of your home or exploring the vast outdoor space, you are sure to be captivated by the beauty that surrounds you.

Don't miss this opportunity to own a piece of paradise in the heart of the countryside. This property offers a unique blend of tranquillity, space, and potential, making it a truly special place to call home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Brogden Lane, Gisburn, BB7 4JS

## Offers Over £895,000



- Exceptional Detached Property
- Outbuilding With Potential To Be Used As An Annexe
- Ample Off Road Parking
- EPC Rating: D
- Set Within Approx. 18 Acres Of Land
- Barn, Workshop, Stables & Paddock
- Freehold
- Three Bedrooms
- Beautifully Presented With An Abundance Of Character
- Council Tax Band F

### Ground Floor

#### Entrance Porch

4' x 3'11" (1.22m x 1.19m)

Composite double glazed entrance door, two hardwood double glazed windows with stone sills, exposed beams and door to the dining room.

#### Dining Room

13'11" x 13'1" (4.24m x 3.99m)

UPVC double glazed mullion window with stone sill, feature exposed beams, central heating radiator, centre piece multi fuel burning stove with exposed stone surround, feature stone shelving and doors to the kitchen, lounge and hallway.

#### Lounge

14'2" x 13'3" (4.32m x 4.04m)

UPVC double glazed stone mullion window with stone sill, feature exposed beams, central heating radiator, two feature wall lights, feature stone shelving, centre piece multi fuel burning stove set in an exposed brick chimney surround and UPVC double glazed French doors to the terrace.

#### Kitchen

14'2" x 12'1" (4.32m x 3.68m)

Two UPVC double glazed windows, range of solid oak wall and base units with granite surfaces and tiled splashbacks, Belfast sink, two ring Esse aga with two ovens, additional four ring electric hob, double oven set within a feature exposed stone recess, integrated dishwasher and washing machine, feature exposed beams, spotlights, tile effect flooring and door to the back porch.

#### Inner Hall

11'5" x 5'11" (3.48m x 1.80m)

Feature stone shelving, exposed beams, stairs to the first floor and doors to snug, study and back hall.

#### Snug

10'7" x 5'1" (3.23m x 1.55m)

UPVC double glazed windows, central heating radiator and loft access.

#### Study

6'6" x 5'11" (1.98m x 1.80m)

UPVC double glazed window, central heating radiator and fuse box.

#### Back Hall

8'11" x 6' (2.72m x 1.83m)

Central heating radiator, wood effect flooring and open to the sun room and back porch.

#### Back Porch

5'2" x 3'8" (1.57m x 1.12m)

Hardwood double glazed window with stone sill, tiled flooring and composite double glazed door to the rear.

#### Sun Room

15'5" x 10'5" (4.70m x 3.18m)

Three UPVC double glazed windows, two Velux windows, central heating radiator, wood effect flooring, feature wall light and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

Hardwood double glazed window, exposed beams, smoke alarm, exposed stone walls and doors to three bedrooms, bathroom and storage.

#### Bedroom One

14'4" x 13'2" (4.37m x 4.01m)

Two UPVC double glazed windows with stone sills, central heating radiator, exposed beams and door to the en suite.

#### En Suite

6'2" x 5'11" (1.88m x 1.80m)

Low basin WC, pedestal wash basin, direct feed shower unit, tiled elevations, tiled flooring with underfloor heating, central heating towel rail, exposed beams and two UPVC double glazed windows and stone sills.

#### Bedroom Two

14'3" x 12'7" (4.34m x 3.84m)

UPVC double glazed window, exposed beams, central heating radiator, loft access and UPVC double glazed frosted window with wooden window seat.

#### Bedroom Three

13'2" x 10'8" (4.01m x 3.25m)

UPVC double glazed mullion window with stone sill, exposed beams, central heating radiator, over head storage and airing cupboard.

#### Bathroom

9'8" x 5'10" (2.95m x 1.78m)

Velux window, central heating towel rail, low basin WC, pedestal wash basin, freestanding roll top bath, exposed beams, part wood cladded elevations, tiled flooring with underfloor heating and spotlights.

#### External

The property sits within approx. 18 acres of land comprising of: meadows, pastures, field shelter, hen house, pergola, decked terrace with hot tub area, hardstanding for static homes with power and water supplies, driveway providing off road parking for numerous vehicles.

#### Barn

45' x 30' (13.72m x 9.14m)

Over head storage, specially designed barn for horses and access to a turn out paddock.

#### Workshop

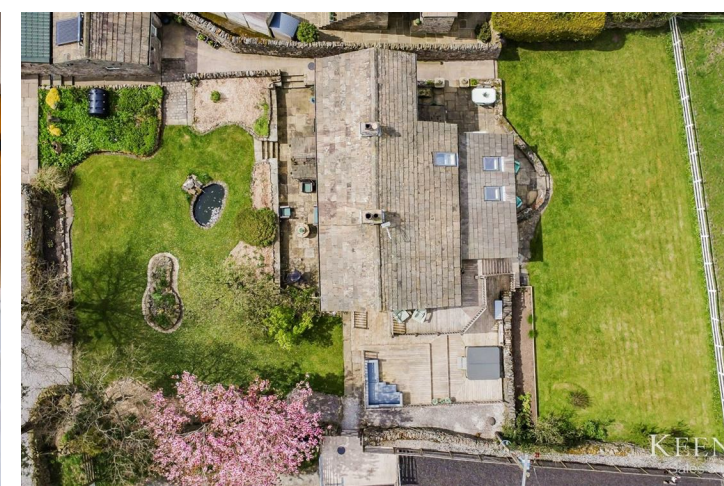
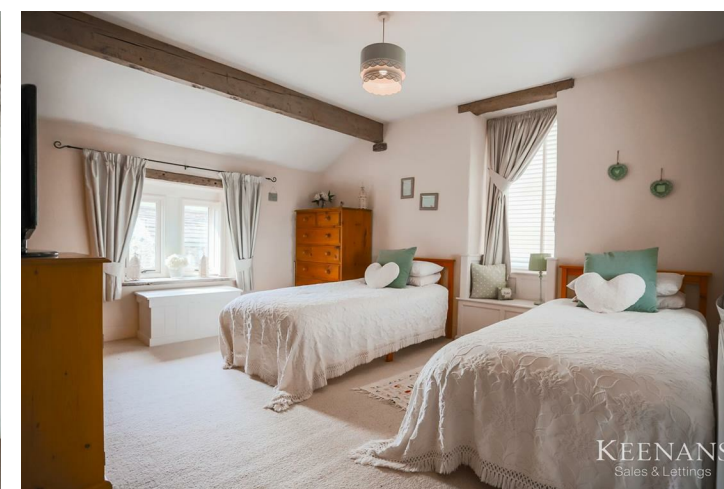
29'10" x 19'11" (9.09m x 6.07m)

Electric circuit, WIFI and CCTV.

#### Outbuilding

10'8" x 9'8" (3.25m x 2.95m)

Used as a utility room with double glazed window, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer and fridge freezer, fitted storage and doors to a shower room and storage room (4'5" x 4'2") housing the boiler.



Tel: 01200422824

www.keenans-estateagents.co.uk