

HUNTERS®

HERE TO GET *you* THERE

Coates Lane, Barnoldswick

Price £485,000



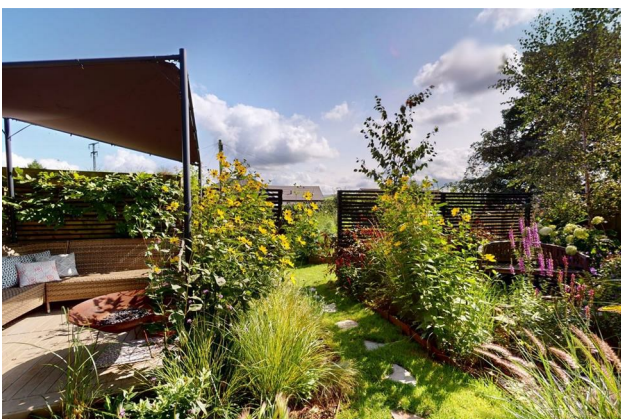
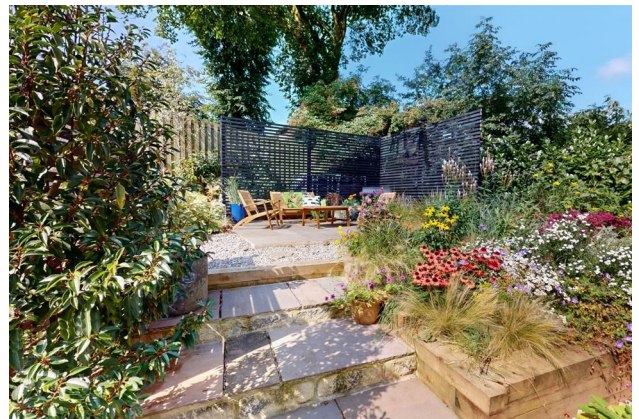
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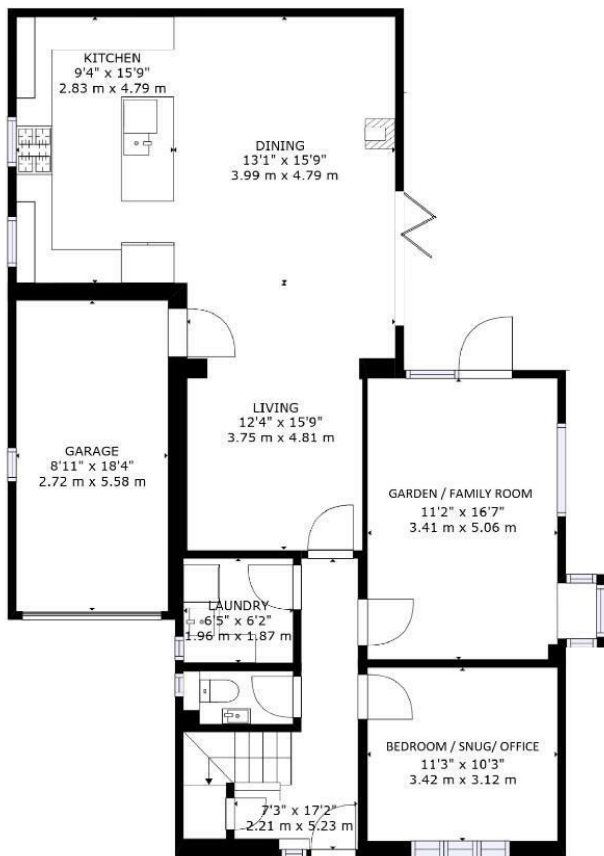


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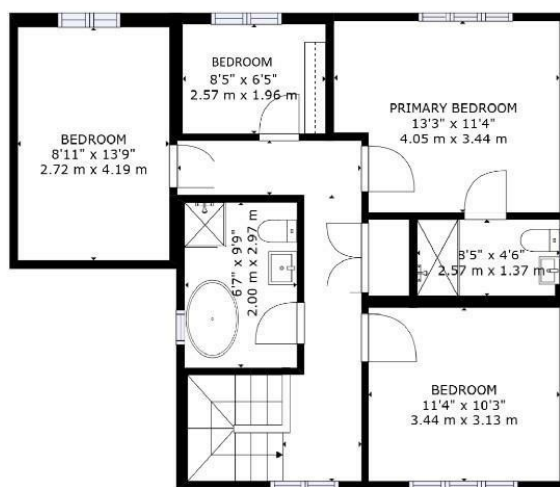
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FLOOR 1



FLOOR 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



A most impressive, spacious, and very well presented detached family home, set on a generous sized plot with amazing gardens. Located in a quiet and popular residential area of Barnoldswick, and being just a short stroll to the Leeds Liverpool Canal and unlimited walks. The property boasts a superb living-dining-kitchen, a further sitting / family room, utility and cloakroom, 4 double bedrooms, 1 large single bedroom, 2 bath / shower rooms and an integral garage.

The town centre is just 10 minutes walk and offers an abundance of independent retailers, banks, pubs, cafes, restaurants, take-aways, a large supermarket and of course doctors, dentists and excellent local schools. Buses connect to the larger towns of Skipton and Colne with both having excellent rail-links to the rest of the country.

To the ground floor: -

A welcoming reception hall with engineered oak flooring leads past a re-fitted WC / cloakroom and utility room into a super-sized living-dining-kitchen with solid oak flooring. This stunning living space features multi-fold doors onto the extensive and beautiful gardens making this a very pleasant hub for the occupiers. Having a multi-fuel stove, the dining-kitchen offers an extensive range of contemporary-style base and wall units with oak worktops, centre island with sink unit and breakfast bar seating, more recently installed integrated dishwasher and a range cooker / hood, and attractive splash-back tiling. This is a light room with no less than 4 VELUX windows in addition to the multi-fold doors, and has exposed timber purlins. The living area is open-plan to this space, and there is a door leading into the integral single garage.

The family room has a delightful outlook from 3 large windows and a fully glazed door opening onto the gardens. Coupled with the main living-space, this is a great 'party-house'

Finally on the ground floor, bedroom 4 is a spacious double bedroom, or home office / snug.

A return staircase with cupboard below rises to a light landing area, leading to the house bathroom and 4 further bedrooms.

The principal bedroom is a good sized double with a re-fitted en-suite having a large shower enclosure, WC and vanity wash basin. Bedroom 2 is a double with some fine views onto Pinhaw Beacon.

Bedroom 3 is a spacious double and bedroom 5 a smaller double / 3/4 bedroom, which is currently used as a dressing room (and could easily be opened up to the principal bedroom).

The re-fitted house bathroom features a free-standing bath, and with the added advantage of a separate shower enclosure, attractive tiling to the floor and walls, a vanity wash basin and a WC.

To the outside, a lot of hard work and expense has been put into the extensive gardens by our client to create the most wonderful, thoughtfully laid out spaces. There are 2 main seating areas offering views of the gardens, an al fresco / barbeque area adjacent to the kitchen multi-folds, a sitting area overlooking a well stocked pond, and a hidden gem of a kitchen garden, with greenhouse and raised beds. The gardens are filled with colour from a vast array of plants, shrubs and trees, along with rustic footpaths and timber screens / fencing which divide this sizeable plot into individual, themed sections. There are external power outlets.

To the front / side of the property, there is a driveway providing parking for 1 vehicle and access to the garage, and a further graveled parking area to the opposite side.

New windows were installed to the original part of the house over the last 3-5 years and the insulation to the roof space has been increased. The current EPC gives a rating of Band D, however we would expect a new EPC to reach Band C.

On-Line-Bullet-Points

• A superbly presented and significantly extended detached home • Delightful well planned and attended spacious gardens. Superb • Large open-plan living-dining-kitchen opening onto the gardens • Reception-Hall, Utility room, cloakroom / WC • Family / sitting room, onto gardens • Further snug / office / bedroom 5 • Principal en-suite bedroom + house bathroom • 3 further double bedrooms and a house bathroom • Integral garage and driveway parking • Handy for canal side walks and for the town centre