

Sally Harrison

ESTATE AGENTS

'Monkroyd', 2 Taylor Street, Barnoldswick, BB18 5HS
Offers In The Region Of £385,000



• Superior Det. Dormer Bungalow • Extended & Completely Renovated • Furbished to a Very High Standard • Large, Versatile Family Home • Truly Stunning & Very Impressive • Numerous Desirable Attributes • Open Outlook & Fantastic Views • Ent Hall & Charming Sitting Rm • Fabulous Living & Dining Kitchen • Side Ent Hall, Utility Rm, Sep WC • GF 3 Dble Beds & 4 Pc Bathrm • FF Master Bed, Dressing Rm/ Study • FF Shower Rm-Double Size Shwr • PVC Double Glazing & Gas CH • Off Rd Prkg, Good Sized



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This unique and truly exceptional detached dormer bungalow has been completely renovated and refurbished to an extremely high standard as well as hugely extended by the current owners since they bought it in 2015. Set in an elevated position directly overlooking the Valley Gardens park, with fantastic views over Barnoldswick and for many miles beyond, this exclusive dwelling is located in a much sought after residential area and is conveniently situated within comfortable walking distance of the town centre and the parade of shops on Gisburn Road.

Offering a whole host of impressive and desirable attributes, too numerous to mention, this very generously proportioned and versatile abode must be internally viewed in order to fully appreciate the quality of finish, attention to detail and considerable thought that the sellers have put into developing this outstanding property. With pvc double glazing and central heating, run by a gas condensing combination boiler, the tastefully decorated accommodation comprises a delightful entrance hall, with engineered oak flooring and motion sensor lighting, and a charming sitting room, featuring an attractive fireplace and a large bay window, with a built-in window seat. The utterly stunning open plan living and dining kitchen is probably the main highlight, or certainly one of the most striking of the many wonderful qualities of this extraordinary home. This fabulous room is laid with the same engineered oak flooring as the hall, has a fireplace fitted with a solid fuel/wood burning stove and benefits from amazing views from two of the three pvc double glazed windows and the bi-folding doors that open onto the patio and garden. The kitchen is well equipped with a good range of very stylish units, including a pull out 'larder unit and a large island unit incorporating base units and a breakfast bar, and also has quality Neff integral appliances, namely an electric fan oven, with a slide and hide' door, a combination electric fan oven/microwave/grill, an electric induction hob, with a remote controlled extractor above, dishwasher and fridge/freezer. Adjoining the kitchen is a useful walk-in pantry, there is also a sizeable side entrance porch, adjoining which is a utility room and a separate w.c., both beneficial assets in a busy family home.

There are three good double bedrooms on the ground floor and a contemporary Jack and Jill' bathroom providing en-suite facilities to the second and third bedrooms, which is fitted with a four piece white suite, including a separate shower, and has motion sensor lighting. The lovely master bedroom is located on the first floor and has fitted wardrobes and a dormer window, from which there are spectacular views. Adjoining this bedroom is a nice sized dressing room/study, which could be utilised for other purposes too, such as a nursery, from which a door gives access to a box room providing great storage space under the eaves. There is also a three piece shower room on the first floor, very attractively furnished as is the rest of the property, fitted with a three piece white suite, including a double size, walk-in shower.

The tarmac covered drive leads up to a good sized, double width parking area at one side of the bungalow, the split level garden is also a decent size and is relatively easy to maintain, consisting of three lawned areas, a decked patio and a stone flagged patio extending the full width of the bungalow. The area to the rear and other side of the property is paved and pebbled, there are also external power points, electric lights and a cold water tap. Under the large extension is a storage space and there is an additional open store at the top of the drive/parking area. **EARLY VIEWING STRONGLY RECOMMENDED - NO CHAIN INVOLVED**



ENTRANCE HALL

The first of many delightful features of this stunning home, the spacious hall has a frosted glass, double glazed composite entrance door, at the side of which is a double glazed porthole style circular window. Open return staircase to the first floor, with a spindle balustrade, radiator, superior quality 'engineered oak' flooring, mains connected smoke alarm and overhead storage cupboard, built under part of the staircase. There is also an extremely useful walk-in shelved cupboard which has an electric light and houses the gas condensing combination boiler.

SITTING ROOM

13'7 into recess + bay & alcove x 12'10 (4.14m into recess + bay & alcove x 3.91m)

A charming and extremely inviting room with a fireplace, recessed into the chimney breast, which has an attractive surround and gloss tiled inset and hearth. This room has the benefit of a lovely outlook over the front garden and Valley Gardens park, with amazing long distance views beyond, from the large pvc double glazed bay window, which has a built-in window seat that incorporates storage below. Radiator, picture rail, coving to the ceiling, mains connected smoke detector and television aerial point.

LIVING/DINING ROOM & KITCHEN

23'3 ext in stages to 26'11 x 23'0 plus recess (7.09m ext in stages to 8.20m x 7.01m plus recess)

Without question, this fabulous open plan living/dining room and kitchen is the most impressive of the numerous, exceptional and highly desirable features of this very special dwelling. An extremely light and airy room with an open aspect and long distance views from the three pvc double glazed windows and bi-folding doors. The room is laid throughout with the same attractive, high quality engineered oak flooring as the hall and there is a fireplace, fitted with a solid fuel/wood burning stove, set on a gloss tile hearth.

The very stylish kitchen comprises contemporary white gloss and grey units, with a large, matching island incorporating a breakfast bar, and also include a very useful pull out larder unit and a recycling drawer under the 'Blanco' one and a half bowl sink unit, which has a mixer tap. The grey worktops and splash-back match the units and the kitchen is also equipped with a range of 'Neff' integral appliances, namely a combination microwave oven, an electric fan assisted oven with a 'slide and hide' door, a ceramic induction job, with a remote controlled extractor over incorporating built-in lighting, a dishwasher and a fridge/freezer. There are an abundance of concealed down-lights recessed into the ceiling and three additional pendent lights over the breakfast bar/dining area, as well as a smoke detector, two radiators and an electric power point and aerial point for a wall mounted television. Adjoining the kitchen area is an extremely handy walk-in pantry which has fitted shelves and an electric light.

SIDE ENTRANCE HALL

13'1 plus recess x 5'11 plus recesses (3.99m plus recess x 1.80m plus recesses)

A particularly noteworthy and advantageous room, especially for those with children or dogs, which has a double glazed composite entrance door, radiator and down-lights recessed into the ceiling, wall mounted cloak hooks.

GROUND FLOOR W.C.

As with every room in this house, this is also nicely proportioned and it is fitted with a stylish two piece white suite, comprising a wc, with 'soft close' seat, and a pedestal wash hand basin with a mixer tap. There are down-lights recessed into the ceiling, a radiator and extractor.

UTILITY ROOM

7'5 x 8'5 (2.26m x 2.57m)

Another beneficial addition to the property fitted with white gloss finish base and wall units, a worktop and single drainer sink, with a mixer tap. Plumbing for an automatic washing machine and space for a condenser dryer. PVC double glazed, frosted glass window, radiator, down-lights recessed into the ceiling, extractor and mains connected smoke detector. The room is also fitted with a pulley operated drying rack.



BEDROOM TWO

12'10 x 10'7 plus alcove (3.91m x 3.23m plus alcove)

Currently used as a guest bedroom and a nice sized double, this room features original built-in cupboards and has a pvc double glazed window, radiator and television aerial point. A door from this room gives access into the 'Jack and Jill' bathroom, which provides en-suite facilities to this bedroom and the third bedroom.

'JACK & JILL' BATHROOM

11'11 plus recess x 6'7 (3.63m plus recess x 2.01m)

Fitted with a superior quality four piece white suite, this generously proportioned bathroom serves both the second and third bedrooms and comprises a double ended bath, with a mixer tap and a flexible hand-held shower attachment, surrounded by a grey 'Aqua Panel' splash-back trimmed with chrome finish edging. There is also a larger than standard corner shower unit, which is also lined with the same grey 'Aqua Panel' panelling as the bath, a wc, with a 'soft close' seat and a wash hand basin, with a mixer tap, grey splash-back and wall mounted, mirror fronted cabinet above. PVC double glazed, frosted glass window, radiator, an additional 'chrome' heated towel rail/radiator, motion sensor down-lights recessed into the ceiling and an extractor.

BEDROOM THREE

13'1 plus recess x 11'11 (3.99m plus recess x 3.63m)

Another good sized double room with a pvc double glazed window, radiator, down-lights recessed into the ceiling, aerial point and electric power point for a wall mounted television.

BEDROOM FOUR

13'1 x 11'11 (3.99m x 3.63m)

The fourth bedroom is also a sizable double and has a pvc double glazed window, radiator, down lights recessed into the ceiling and aerial and power point for a wall mounted television.

FIRST FLOOR

LANDING

Double glazed 'Velux' window, built-in shelved linen cupboard, down lights recessed into the ceiling, wall light point and mains connected smoke detector. Access to under eaves.

MASTER BEDROOM SUITE

14'6 to wardrobe fronts x 12'1 plus recess (4.42m to wardrobe fronts x 3.68m plus recess)

The master bedroom has a pvc double glazed dormer window, from which there are fabulous views for miles around. There are also built-in wardrobes, extending almost the full length of one wall, a radiator, television aerial point and down-lights recessed into the ceiling.

DRESSING ROOM/STUDY

11'6 x 9'2 into recesses (3.51m x 2.79m into recesses)

An extremely useful room which can serve any number of purposes and has a double glazed 'Velux' window, incorporating a black out blind, down-lights recessed into the ceiling, electric power points and a radiator. Door giving access to the box room.

BOX ROOM

Providing excellent storage space, this room has an electric light.

SHOWER ROOM

As with the ground floor bathroom, this room is very stylishly furnished and is fitted with a superior quality three piece white suite, comprising a walk-in double sized shower unit, which has a glazed screen, is lined with 'Aqua Panel' panelling and has both a fixed 'rainfall' style shower head, as well as an additional flexible shower head. There is also a wash hand basin with a mixer tap, set into a base cabinet, with a vanity mirror above, and a wc with 'soft close' seat. Frosted glass, double glazed 'Velux' window, quality 'Karndean' flooring, down-lights recessed into the ceiling, extractor, 'chrome' radiator/heated towel rail. Access to under eaves storage space.



OUTSIDE

FRONT

The good sized, split level garden looks out over the Valley Gardens park and enjoys wonderful views over Barnoldswick and for many miles far beyond. A wrought iron gate, set in a stone gateway, at the bottom of the garden leads from Taylor Street to a path and steps running through the middle of the garden to the front entrance door and has electric lights lining the pathway. The garden itself is relatively easily to maintain, having three lawned areas, a border covered with forest bark and planted with shrubs, a decked area and a sizable stone flagged patio. An additional garden border is filled with lavender plants and there is also a conifer and eucalyptus tree. A large canopy/ open porch extends along the front of the bungalow and incorporates down-lights. There are also exterior electric power points.

SIDE

A good width tarmac driveway leads up the side of the garden to a wider parking and turning area at one side of the bungalow. At the top of the drive is a stone flagged patio and an open shelter for logs and wheelie bin storage etc. There is also a built-in storage area under the large extension. Stone steps, with an attractive wrought iron balustrade, lead up to the side entrance door and there is external lighting.

REAR/SIDE

The space at the rear and other side of the bungalow is primarily laid with stone flags and pebble covered for low maintenance. There is an external cold water tap and power points.

DIRECTIONS

Proceed from our office on Church Street towards Manchester Road. Take the first right turning, immediately after The Fountain Pub and then, where the road forks, bear to the left and proceed down The Butts into the Valley Gardens Park. Go through the Park and then take the first left turning into Taylor Street and 'Monkroyd' is the first property on the right.

SPECIAL NOTE

The sellers of this property own the plot at the side of the bungalow that is in the early stages of development. They are intending to build a new home for themselves and further information, including a visualisation video, is available on request.

VIEWINGS

Strictly by appointment through the selling agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12 noon. For urgent contact only, out of office hours, telephone 07967 008914.

FIXTURES AND FITTINGS

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.

PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

HOUSE TO SELL?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment

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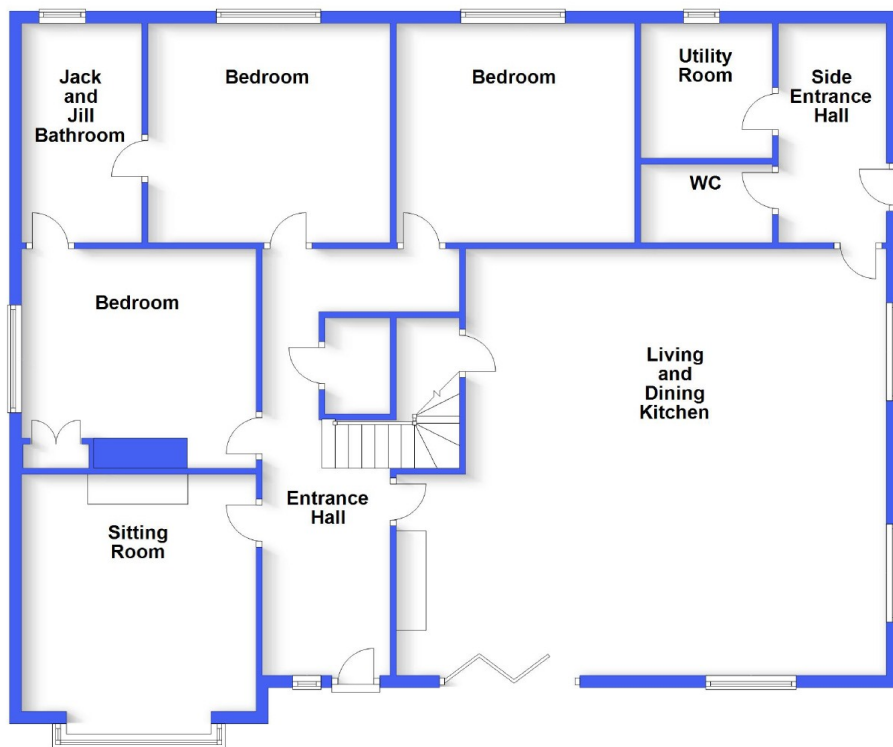




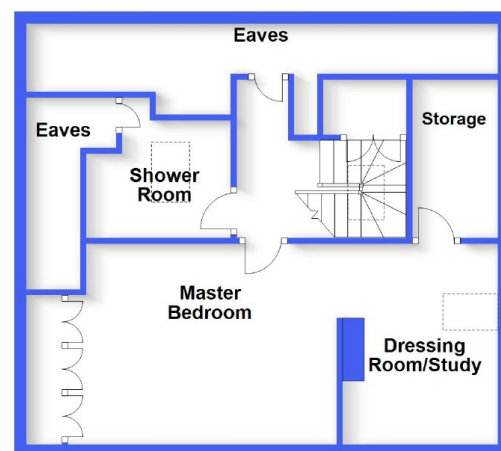




Ground Floor



First Floor



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2 Taylor St, Barnoldswick

