

Windle House Farm, Halifax Road, Briercliffe. BB10 3QX



Price: £479,950

An exceptional period property sat in one acre of well tended grounds providing detached, four bedroomed accommodation in a spectacular rural position. Master bedroom enjoys ensuite facilities with separate house bathroom and downstairs cloakroom. There are three reception rooms, a gymnasium with sauna, fully fitted rustic breakfast kitchen with green slate work surfaces, Amtico flooring and Italian oak doors. Externally, parking is ample and gardens abut an additional five acres of pasture land.

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ACCOMMODATION

Ground Floor:

UPVC double glazed external door

Entrance Vestibule:

Two windows providing dual aspect, single panelled radiator, stone paved flooring, solid Italian oak door gives access to Dining Lounge.

Dining Lounge:

23'8" x 21'0" (7.21m x 6.40m) 'Hunter' black

cast solid fuel stove in a stone surround with a stone paved hearth.

Open return staircase to second floor with attractive balustrade



and understairs storage cupboard. UPVC double glazed units fitted to original stone mullions with stone sills. Three double panelled radiators, three wall lights, television and telephone points, original beams to ceiling and Karndean flooring.

Breakfast Kitchen:

16'4" x 15'5" (4.98m x 4.70m) Beautiful fully

fitted kitchen in oak comprising of wall and base units. Integrated dishwasher, integrated freezer and integrated fridge. Wine rack



and housing for washing machine and separate dryer. Double LPG 'Range' master inset feature with a red brick surround, Belfast pot sink inset to green slate work surface and complementary tiled splashback. UPVC double glazed units fitted to mullions to two

elevations providing dual aspect, double panelled radiator, original beams and downlighting to ceiling and Amtico flooring.

Living Room:

**17'2" x
14'9"
(5.23m x
4.50m)**

Black cast multi fuel stove sat on a stone hearth, with original stone surround



and exposed stonework in the room. Double panelled radiator, built in storage cupboard with shelving, two wall lights, television point, original beams to ceiling and Amtico parquet flooring.

Garden Room:

14'5" x 10'9" (4.39m x 3.28m) UPVC double glazed

patio doors to garden with side window, double panelled radiator and Amtico flooring.



Rear Porch:

UPVC double glazed stable door to garden, coat hooks, loft hatch and wall mounted gas central heated boiler (LPG).

Downstairs Cloakroom:

Attractive two piece suite in white comprising of pedestal wash basin and a close coupled WC, complementary tiles to wall, single panelled radiator, opaque UPVC double glazed window and Amtico flooring.

First Floor:

Landing:

Spacious landing area, overhead UPVC double glazed window, attractive balustrade, loft hatch and original beam to ceiling.

Main Bedroom:

**16'3" x
14'0"
(4.95m x
4.27m)**

Two original feature fireplaces with exposed stonework, UPVC double



glazed units fitted to original stone mullions, stone sills and window seat. Double panelled radiator, television point, loft hatch and original beams to ceiling.

En-Suite:

Impressive wet room area with monsoon power shower system, Victorian style long drop WC and pedestal wash basin, complementary tiles to walls, UPVC overhead double glazed window, exposed beams and downlighting to ceiling and a specialist non slip floor.

Bedroom 2:

16'6" x 10'7" (5.03m x 3.23m) Original fireplace with exposed stone to chimney breast, UPVC double glazed window unit fitted to original stone mullions, double panelled radiator and exposed beams to ceiling.

Bedroom 3:

14'3" x 9'9" (4.34m x 2.97m) Velux window and exposed beams to ceiling and double panelled radiator,

Bedroom 4:

10'6" x 7'8" (3.20m x 2.34m) UPVC double glazed picture window offering far reaching views and double panelled radiator.

House Bathroom:

Attractive three piece Victorian style suite comprising of a large corner shower housing a monsoon power shower, pedestal



wash basin and long drop toilet, complementary tiles to walls, built in storage cupboards, one which houses the water tank and pumping system, wall niches, overhead UPVC double glazed window, chrome heated towel rail, original beams and downlighting to ceiling and Amtico flooring.

Gymnasium:

18'4" x 12'2" (5.59m x 3.71m) UPVC double glazed external door to two elevations giving access to the garden and to the driveway, cabin style log sauna, built in sauna housing a sauna 'Tec' system, an aqualux shower unit providing jet showers and a radio, three UPVC double glazed windows and fluorescent style lighting to ceiling. Supply of power, light and water, television point and Xpel air.

Externally

A private drive gives access to a tarmaced forecourt providing ample parking and lawned area. Part boundaries are defined by dry stone walls and mature trees. The garden to rear is mainly laid to lawn with mature



trees. This garden abuts their five acres of pasture land, large patio which enjoys far reaching views and there is

a stone barbecue and pizza oven. Further down the garden there is a large hard standing area with an outbuilding that used to be used as two stables and can easily be changed back to that. There is a poly tunnel, external water supply and external access to a small



cellar.

Viewing

By appointment through Broden Lloyd

Services

The heating system, electrical appliances and fixtures and fittings included in the sale, have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

Mortgage Services

Broden Lloyd in partnership with Prime Mortgage Solutions offer a full mortgage advisory service. We are able to access all lenders and offer quotations or general advice in our office or in the comfort of your home. No Brokers fee charge.

- **Your home is at risk if you do not keep up payments on a mortgage or other loan secured against it.**

Disclaimer:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Broden Lloyd or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Broden Lloyd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate



Windle House, Halifax Road, Briercliffe, BURNLEY, BB10 3QX

Dwelling type: Detached house Reference number: 0148-4021-6254-9272-2920
 Date of assessment: 04 April 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 April 2012 Total floor area: 238 m²

Use this document to:

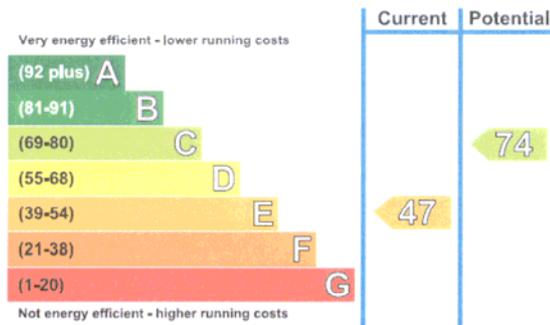
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£7,980
Over 3 years you could save	£3,204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£258 over 3 years	£258 over 3 years	
Heating	£7,014 over 3 years	£4,131 over 3 years	
Hot Water	£708 over 3 years	£387 over 3 years	
Totals	£7,980	£4,776	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Heat recovery system for mixer showers	£585 - £725	£72	✓
2 Wind turbine	£1,500 - £4,000	£234	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£630	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.