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24 School Lane, Earby, Barnoldswick, BB18 6QF

Situated in the sought after area of Earby, this impressive period five bedroom family home seamlessly blends timeless character with modern living. Offering generous accommodation arranged over three floors, the property provides well proportioned living space throughout. An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk
dacres.co.uk







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24 School Lane, Earby, Barnoldswick, Lancashire, BB18 6QF

Skipton 8 miles, Manchester 39 miles, Leeds 34 miles (all distances

Guide Price: £350,000

- Stone built end terrace family home
- Five good sized bedrooms
- Open plan kitchen diner
- Enclosed gardens to the front and rear
- Original character features
- Spacious accommodation throughout
- Popular village location







General remarks

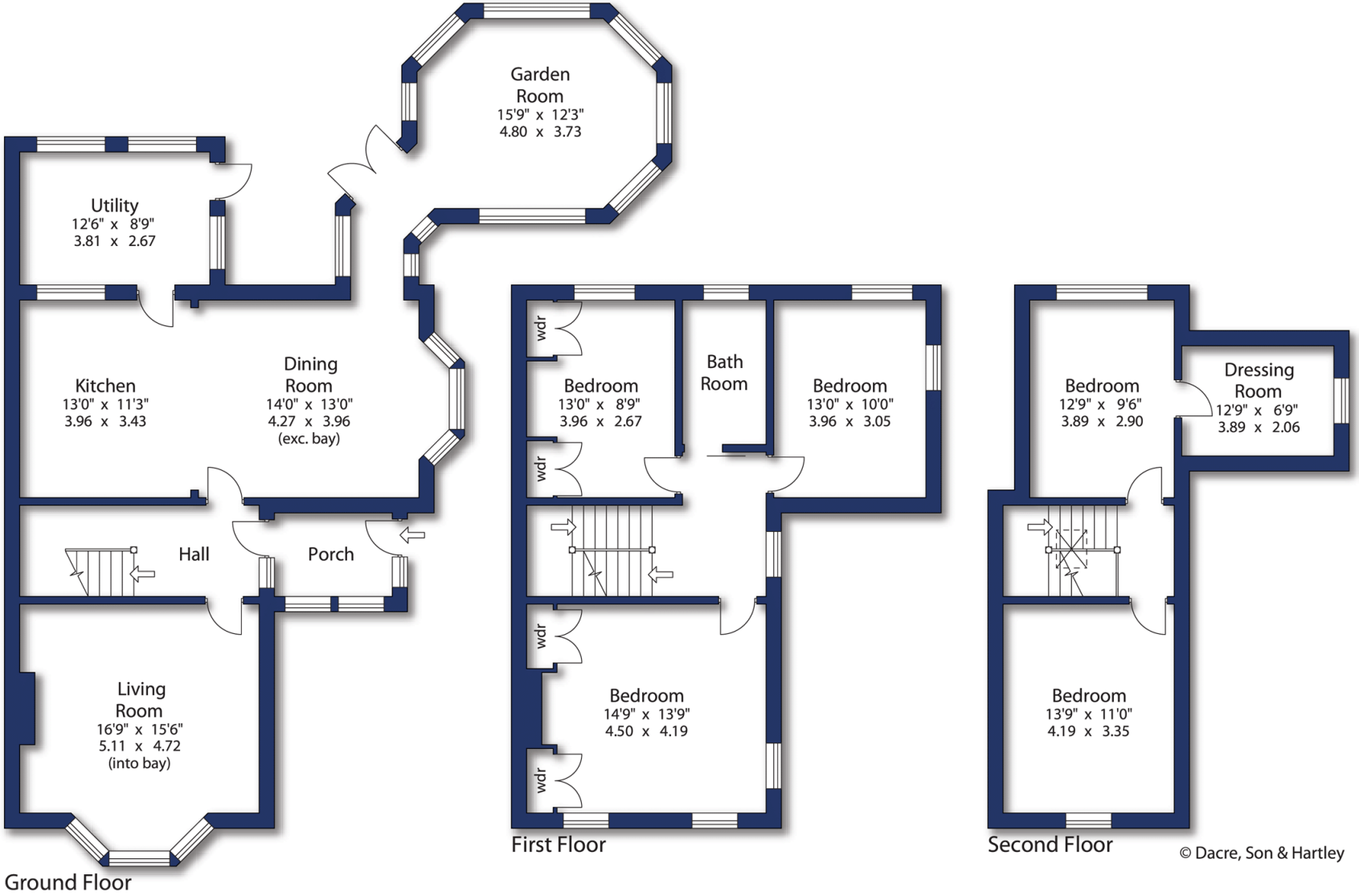
Upon entering the property from the front elevation, you are welcomed into an entrance porch featuring original glazing, tiled flooring, and a door leading into the inner hallway. The hallway provides access to the ground floor accommodation, a return staircase rising to the first floor, and a practical understairs storage area. To the front of the property is a generously proportioned living room, enhanced by a large bay window that fills the space with natural light, alongside a feature stone fireplace and oak effect laminate flooring. Moving through, the property opens into a thoughtfully reconfigured open plan kitchen and dining area. The kitchen has been upgraded to a high standard and comprises a range of base, wall, and drawer units with wooden work surfaces, a double electric oven, induction hob and integrated fridge/freezer and dishwasher. A central island provides additional workspace and casual dining. The kitchen flows seamlessly into a spacious dining area, also benefitting from a bay window, inset feature fireplace, and matching oak effect laminate flooring. Adjacent to the kitchen is a separate utility room with space and plumbing for a washing machine and dryer, along with access to the enclosed rear garden. A further highlight is the garden room, currently arranged as a cinema room, offering versatile use and featuring French doors opening onto the rear garden.

To the first floor, a striking original stained glass window adds character to the landing, which provides access to three double bedrooms and the house bathroom. The principal bedroom is positioned at the front and features fitted storage to both sides of the chimney breast, along with dual aspect windows allowing for excellent natural light. Bedrooms two and three are situated to the rear and both comfortably accommodate double beds. The bathroom is well appointed with a four-piece suite comprising a panelled corner bath with shower attachment, separate shower cubicle, pedestal wash basin, w.c., chrome heated towel rail, and laminate flooring.

The second floor is accessed via a return staircase leading to a landing with a Velux window. From here, there are two further double bedrooms, one of which benefits from a walk in dressing room, currently utilised as a home office, in addition to fitted wardrobe space.

Externally, the property is fully enclosed and offers a variety of attractive outdoor spaces, including established planting with shrubs and trees. There is scope for further development, such as the creation of a vegetable garden. Stone paved pathways lead to the main entrance and continue throughout the garden, extending to patio seating areas at the far end, which enjoy views over the neighbouring allotments. The pathway then transitions into a low maintenance area that wraps around to the rear of the sunroom extension.

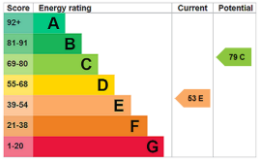
Floorplans



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Contact us

01756 701010

skipton@dacres.co.uk

Directions

From Skipton following the A56 signposted for Colne. Continuing down in to the centre of Earby turn left onto School Lane. After a short distance, the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the left hand side.

What3Words evenings.revisits.party

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is no allocated parking included, however on street parking is available
- Please note that there are TPO's in the land of this property

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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