



Breeze House, Skipton Old Road, Foulridge, Colne, BB8 7QA

NO ONWARD CHAIN - An amazing double fronted, Grade II listed, 16th century house sat on a quiet road in Foulridge, offering good sized accommodation with four bedrooms, two exceptional reception rooms, a fabulous garden and a paddock of just under 0.5 of an acre included.

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Breeze House, Skipton Old Road, Foulridge, Colne, Lancashire, BB8

Harrogate 37 miles, Skipton 11 miles, Manchester 35 miles (all distances approximate)

Guide Price: £550,000

- Magnificent detached Grade II listed residence
- Land of just under half an acre included
- Four bedroom period property
- Patio, woodland garden and outhouses
- Two incredible reception rooms
- Amazing family space
- Bathroom and shower room
- Private parking
- Easy access to amenities



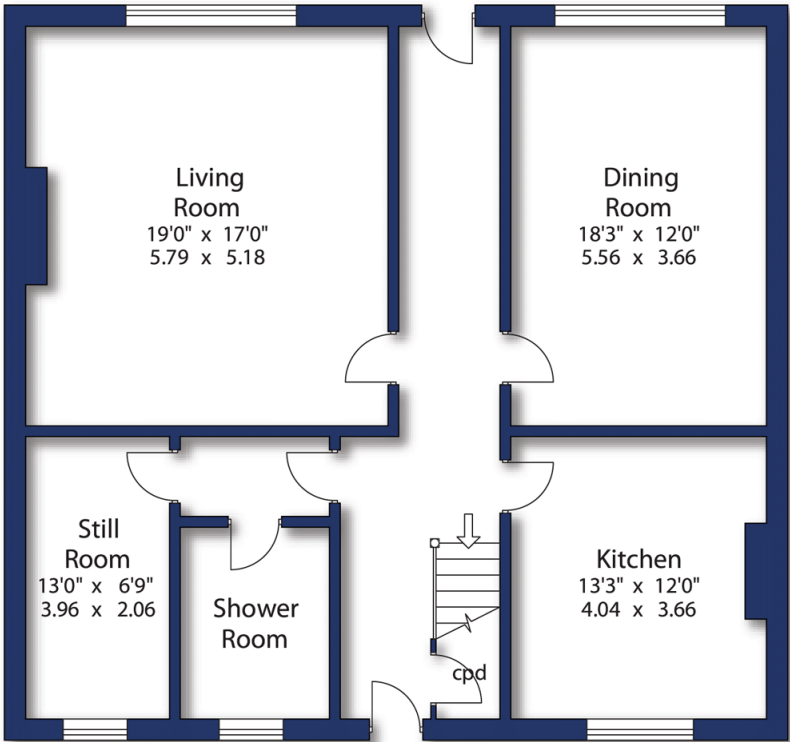
Entry is through the front door into a stunning hallway with a staircase to the first floor and a small storage cupboard.

The principal rooms are to the rear and from the hall you enter the sitting room with period features, beams, a fabulous stone fireplace with an inset wood burning stove, window seat and amazing mullion windows overlooking the rear garden. Across the hall, still to the rear is the dining room with beams, a stripped wooden floor, a fireplace with stone surround and wood burning stove, a window seat and mullion windows. The kitchen diner offers a selection of modern country style wall, drawer and base units, an inset table with a wooden top matching the wooden worktop surfaces, a ceramic one and a half sink, Aga inset into fireplace, a display cabinet inset into the wall, plumbing for dishwasher, space for a fridge, tiled flooring and stone mullion windows with views to the front of the house. Across the hall to the front is a shower room with corner shower cubicle, pedestal wash hand basin, low flush w.c., bidet and window to the front. Next, a still room with a mullion window to the front, a stone table, plumbing for washing machine, space for a dryer and space for an extra fridge/freezer. To the first floor with a magnificent mullion window providing lovely views over neighbouring hills. The landing is an inviting space with a drop down ladder giving access into the attic space

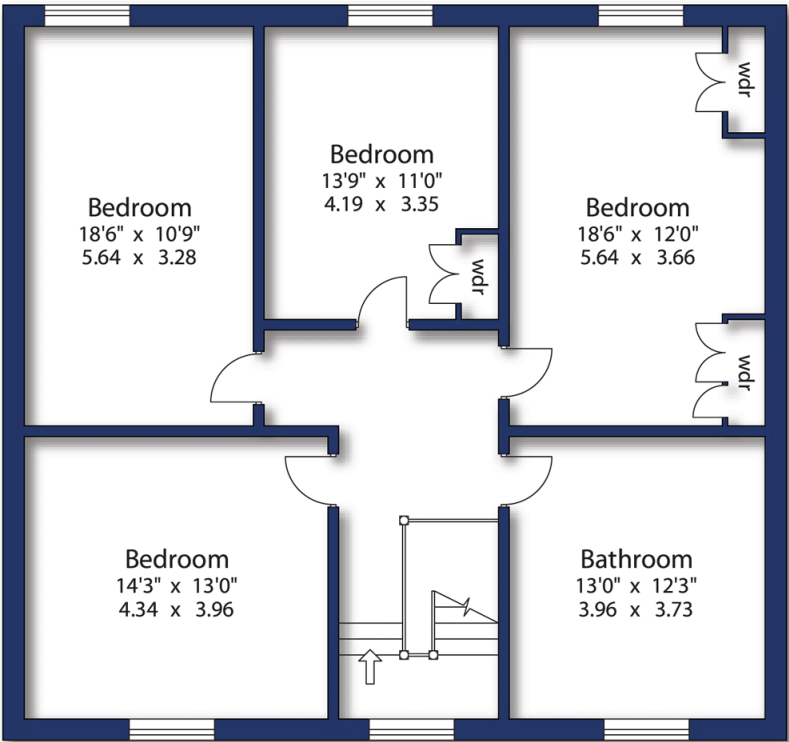
which has previously been used as a play room and measures approximately 21ft x 20ft with a Velux window. The master bedroom is to the rear with a mullion window, window seat and fitted wardrobes. The second bedroom is to the rear with mullion windows, fitted wardrobes and fitted drawers. The next bedroom is to the front with stripped wood flooring and a mullion window and the fourth bedroom is to the rear with a decorative fireplace, wardrobes and mullion window. The spacious family bathroom provides fitted cupboards, an inset Corian sink with vanity unit below, concealed cistern w.c., a bath with shower attachment over, shower cubicle, decorative patterned flooring and a window to the front.

Externally, there is a tarmac driveway to the front with raised borders with decorative trees and shrubs. There is an access ways down both sides of the house with the right having three outhouses providing storage space with lockable doors. To the rear garden is a beautiful paved patio area taking in the best of the sun, this then stretches into a woodland garden with a formal lawn area with trees and shrubs surrounding. The house sits on 0.439 acres. There is also a gated accessway to a further driveway to the side. A separate piece of land of just under half an acre also sits behind the property.

Floorplans



Ground Floor



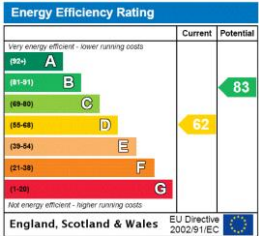
First Floor

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Contact us



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Directions

Proceed from Skipton to Earby to Kelbrook, at the roundabout keep straight ahead towards Foulridge and Colne. Approximately one quarter of a mile after entering Foulridge take a narrow turning up on the left hand side into Ivegate. At the top the property is directly in front of you marked by our Dacre, Son and Hartley 'For Sale' board. What3Words headboard.means.royally

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, gas and drainage are installed. Domestic heating is from a gas fired boiler
- There is parking for a number of cars on two driveways
- A small right of access over the foot of the drive is protected by a covenant

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

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