



Stoney Bank Farm, Bleara Road, Earby, Barnoldswick, BB18 6LF

Stoney Bank Farm was constructed in a grand and impressive manner - an imposing period family home with four good sized bedrooms and enjoying a lovely and convenient location overlooking countryside and delightful views and land extending to approximately 3.75 acres. A converted triple garage is currently used as a recording studio but is an amazingly flexible space for a number of functions.

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Harrogate 31 miles, Skipton 7 miles, Leeds 36 miles (all distances approximate)

Guide Price: £1,050,000

- Amazing views and land of 3.75 acres
- Four double bedrooms
- Two reception rooms and fabulous kitchen diner
- Garage/recording studio
- Gardens and parking
- Quality fixtures and fittings
- Situated between Skipton, Lothersdale and Earby



Entrance through a barn door to the front with upvc windows. Into the hall with wood effect flooring, double height ceiling with a Velux window and an Oak and glass staircase leading to the first floor. To the rear of the hall is a two piece suite with concealed cistern w.c., wash hand basin, recessed mirror, fully tiled walls and floor and a window to the rear. The hall gives access to the principal ground floor rooms. The first sitting room has wood effect flooring, two windows to the front and two to the rear, a stone fireplace with multi fuel stove, exposed beams and double doors with glass panels lead through to a second sitting room which has wood effect flooring, a stone fireplace with multifuel stove and windows to three sides providing stunning views down the valley. From the hall into the kitchen offering a selection of wall, drawer and base units with Quartz worktop surfaces over, a full length fridge and full length freezer, an integrated wine fridge, twin dishwashers, a ceramic one and half sink with Hydrotap, an electric Aga, integrated T.V., integrated sound system, breakfast bar and tiled flooring, Into the utility room with a dog shower, space for washing machine and dryer, twin sinks over drawer and base units, tiled flooring and a Upvc window and door to the rear.

From the kitchen you enter a back hallway with stone flagged floor, shelving for coats and shoes and a upvc door provides access to the driveway area. From this hall you have access to the garages which have been converted into an impressive music recording studio.

To the first floor galleried landing which runs the length of the house with two loft accesses. First the master

suite with the bedroom sitting to the end of the property, with exposed ceiling and beams, feature stone walls, window to the front and rear, a wood burning stove, walk-in wardrobe with hanging, shelves and dressing area with a window to the rear. The en-suite comprises of a step up open shower, sunken bath with integrated attachment, T.V integrated into the wall, double sinks with vanity units below, integrated mirror, chrome heated towel rail, fully tiled walls and flooring and a window to the front.

Next are two bedrooms to the rear both with fitted sliding wardrobes and beams. The family bathroom comprises of a walk-in shower cubicle with rainhood and attachment, a bath, a concealed cistern w.c., a pair of wash hand basins, integrated mirror, tiled wall and floor and access door to undereaves storage. There is a boiler room housing the water tank and extends into a storage space. The fourth bedroom has a nice aspect with windows to two sides providing views of the valley and also has a further loft access. The en-suite provides a walk-in shower cubicle with rainhood, shower attachment and soakaway, a bath, concealed cistern w.c., wash hand basing, fully tiled walls and floor, chrome heated towel rail and a window to the front.

Externally, the driveway sweeps in from roadside through electric gates. There is a formal garden to the rear mainly laid to lawn stretch along the rear of the property to land with Polly tunnels with laurel bushes to roadside. To the side is a decked area and summer house and to the front is a paved patio area and a formal lawn screened by trees and bushes. The land extends along the front and to the westerly side leading up to road side and amounts to approximately 3.75 Acres.

Floorplans



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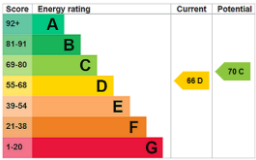
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Contact us



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Directions

From Skipton, go through Carleton and out of the village on West Road for approximately 4 miles. Part way down the hill take a right hand turning (signposted to Earby) after which Stoney Bank Farm is the third property on the left hand side.

What3Words shatters.zoos.goodbyes

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, sole spring water and sole septic tank. Domestic heating is from an oil-fired boiler
- Parking and a triple garage are on site, although the garages have been converted into a recording studio
- A public footpath runs across the below field, not over the formal spaces

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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