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Mercer House, 60 Gisburn Road, Barnoldswick, Lancashire, BB18 5HA

An impressive and characterful Victorian residence, offering an elegant blend of period charm and generous living accommodation arranged over three floors, complemented by stunning long distance views. Comprising five bedrooms, two bathrooms, spacious reception rooms and a superb dining kitchen. Externally, the property enjoys attractive gardens, a private driveway with ample off road parking and a beautifully maintained lawned rear garden. A distinguished family home offering space, charm and timeless appeal.

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Mercer House, 60 Gisburn Road, Barnoldswick, Lancashire, BB18 5HA

Harrogate 31 miles, Skipton 9 miles, Leeds 35 miles (all distances approximate)

Guide Price: £575,000

- Superb and spacious family home
- Five bedroom detached property
- Two well appointed bathrooms
- Beautifully presented throughout
- Generous off street parking facilities
- Well maintained and private rear garden
- Situated within a highly desirable residential location
- Spacious and versatile accommodation arranged over three floors







General remarks

Upon entering the property, you are welcomed into a spacious entrance hall, providing access to the principal ground floor accommodation and featuring a staircase rising to the upper floors. Positioned off the hallway is the generously proportioned living room, centred around a multi fuel stove which creates an attractive focal point, complemented by two radiators. A further reception room is provided by the sitting room, offering versatile living space and featuring an electric wall mounted fire, together with two radiators. The formal dining room provides an excellent setting for entertaining and family gatherings, further benefiting from a radiator. The kitchen is fitted with a range of wall and base units, incorporating a five ring hob with electric oven beneath and a traditional Belfast sink. There is also ample space for a dining table, creating a sociable setting for everyday family living. Leading from the kitchen is a useful boot room/utility area, providing plumbing and space for both a washing machine and dishwasher, together with access to the rear garden. Completing the ground floor accommodation is a convenient downstairs cloakroom, fitted with a low flush w.c., wash hand basin and towel rail.

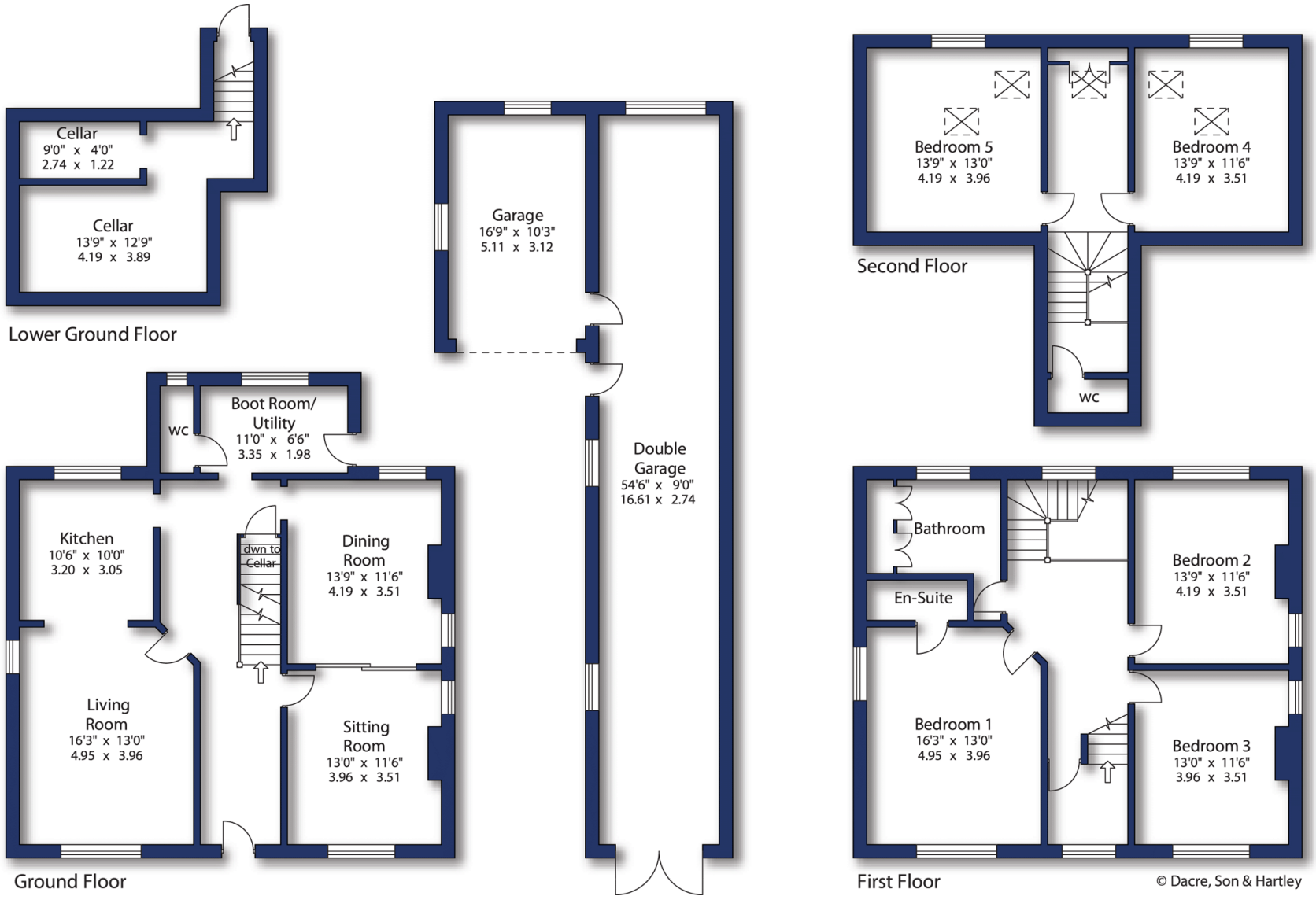
The first floor is accessed via the main staircase and provides three generously proportioned bedrooms. The principal bedroom is particularly impressive in size and benefits from a private en suite shower room, fitted with an enclosed shower cubicle, wash hand basin with vanity cabinet beneath and low flush w.c. Further features include a heated towel rail, extractor fan and tiled walls and flooring. The second and third bedrooms are also well proportioned double rooms, offering ample space for bedroom furnishings. Completing this floor is the beautifully appointed family bathroom, featuring a traditional roll top bath with claw feet and shower attachment, wash hand basin with vanity cupboard beneath and low flush w.c. Additional features include fitted storage cupboards, tiled walls and flooring, an extractor fan and a window overlooking the rear garden.

Continuing to the second floor are two further impressive double bedrooms, both offering generous proportions and benefiting from roof windows, radiators and useful eaves storage. These versatile rooms provide excellent additional accommodation, ideally suited to larger families, visiting guests or those requiring dedicated home working space. A separate w.c., fitted with a wash hand basin, completes the second floor accommodation.

The property further benefits from a useful lower ground floor cellar, accessed via an internal staircase and comprising two separate storage areas, providing excellent additional storage potential.

Externally, the property enjoys attractive gardens, with a driveway providing ample off road parking. To the rear is a particularly appealing, beautifully maintained lawned garden, complemented by established planting and enjoying stunning long distance views, creating a wonderful setting for outdoor relaxation and entertaining.

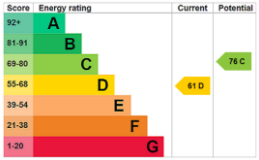
Floorplans



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Contact us

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Directions

Upon entering Thornton in Craven from the Skipton direction follow the main road through until you see the right turn towards Barnoldswick. Take this right turn, continuing along Skipton Road for just over two miles, entering the centre of Barnoldswick. At the mini roundabout, turn right on to Gisburn Road and after around 350 yards the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler
- Parking and garaging are both on site

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. Dacres Ref: SKI260266/BCH/031126/1