



Calderglen, 277 Keighley Road, Colne, Lancashire, BB8 7HD

The most fabulous double fronted, stone built, seven bedroomed detached property sitting elevated from the road with formal gardens to the front and to the rear. Also with an abundance of living accommodation and garage with a room above.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

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Calderglen, 277 Keighley Road, Colne, Lancashire, BB8 7HD

Harrogate 33 miles, Skipton 10 miles, Leeds 32 miles (all distances approximate)

Guide Price: £650,000

- Seven bedroom executive property
- Commanding stone built residence
- Magnificent kitchen diner area
- Amazing family space
- Flexible reception spaces
- Garage and private parking
- Stunning views



General remarks

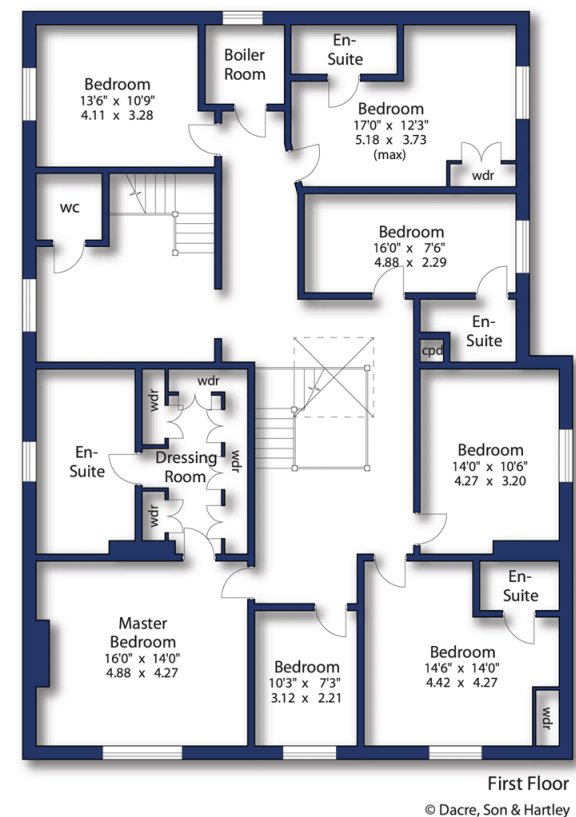
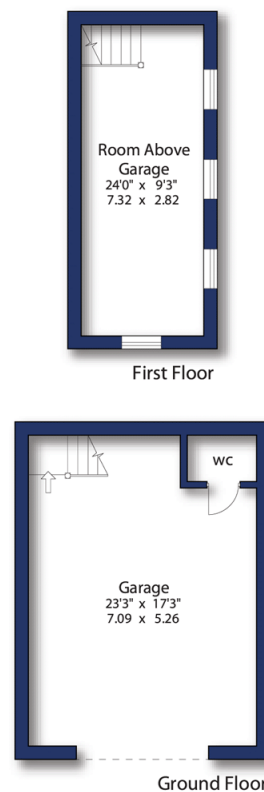
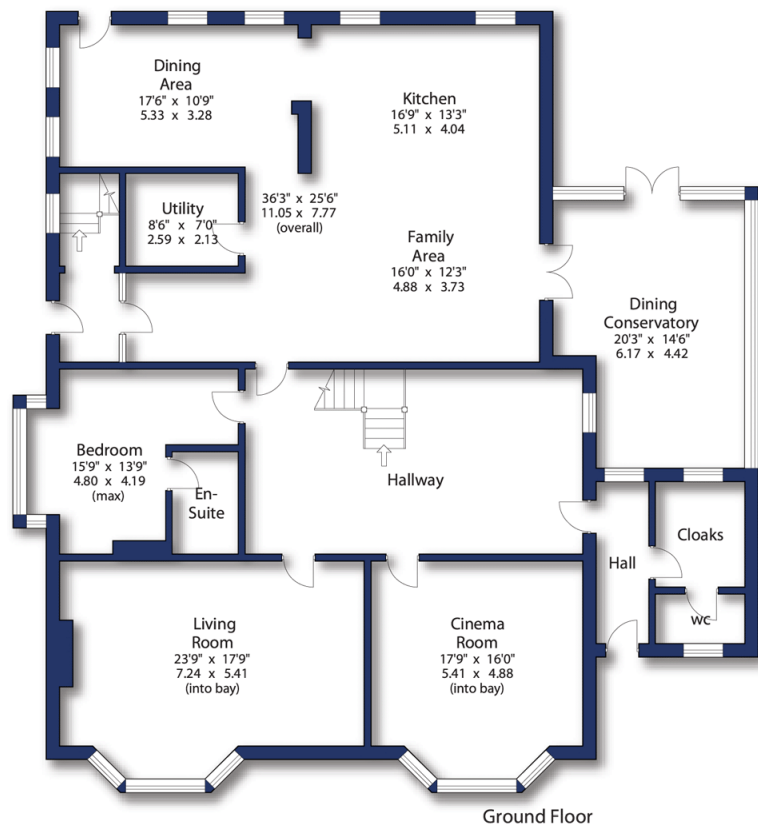
The formal entrance with a travertine tiled floor leads into a small room that could be used as a cloakroom with a w.c. and has a window overlooking the conservatory. Into the formal hallway which has a wooden flooring, a wooden fireplace with tiled hearth, surround and an open grate. Also from here is a stunning staircase which leads to the first floor landing. The living room has wooden flooring, a fireplace and a bay window to the front with views across the valley. Onto the cinema room with a fireplace and gas living flame fire with decorative surround, wooden flooring and a bay window looking out across the valley. Across the central hallway there is a bedroom with bay window to the side and an en-suite with a three piece suite, which includes a shower cubicle, low flush w.c. and a wash hand basin with vanity unit.

Into the fabulous open plan kitchen and family area with tiled floor throughout, a stove set in a fireplace and a dining area with a window and doorway access to the rear. The kitchen area has a selection of wall, drawer and base units with granite worktop surfaces over, double Belfast sink, integrated oven, Range cooker, space for an American style fridge/freezer, an Island unit with granite worktop and a window to the rear. From this room there is a side doorway with a beautiful stain glass door and windows surrounding, this leads into a small hallway which has a side entrance to the house and also provides access to a second staircase. From the family area there are double French doors leading into the conservatory with a polished tiled floor, atrium style ceiling, windows and French doors to the rear. The utility room is also accessed from the kitchen and houses the washing machine, a sink and provides useful storage space.

To the first floor landing via the main central staircase which has the most amazing skylight stain glass window and stunning chandelier. The master bedroom has a window to the front with stunning views over the valley, a fireplace with tiled surround and a wooden floor which stretches through to a dressing room. The dressing room provides fully fitted wardrobes, drawers, mirrors, and lighting and leads through to the en-suite comprising of a shower cubicle with rain hood and attachment, modern roll top bath, twin sinks with wooden top, close coupled w.c., and tiled flooring. Next, is a small bedroom to the front and then a further bedroom, again to the front with stunning views and an en-suite comprising of, a shower cubicle, low flush w.c., and a wash hand basin with vanity unit. Onto a further bedroom with a window to the side and fitted units. The next bedroom has a window to the side and an en-suite with a condensed bath, low flush w.c., and wash hand basin with vanity unit. A further bedroom has a window to the side, fitted wardrobes, desk and display cabinet and an en-suite with oversized shower cubicle, low flush w.c. and wash hand basin with vanity unit. Opposite is the final bedroom on this floor with a window and there is a boiler cupboard with a window to the rear. Off the main landing is another small landing with w.c., providing a two piece suite and a second landing has a window to the side and leads down the second staircase to the side entrance door on the ground floor.

Externally, the entrance is from street level via electric gates up a tarmac driveway. There is a lawn to the front with formal bushes and hedges and the tarmac driveway runs to the side of the house leading to the stone built garage which has an electric door, w.c., and room above. The formal garden to the rear has a lawned area stretching round to the side of the house, a raised patio area, a greenhouse and a further patio seating area.

Floorplans

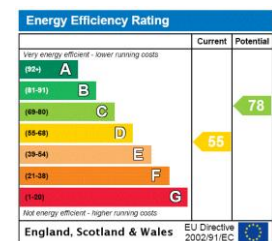


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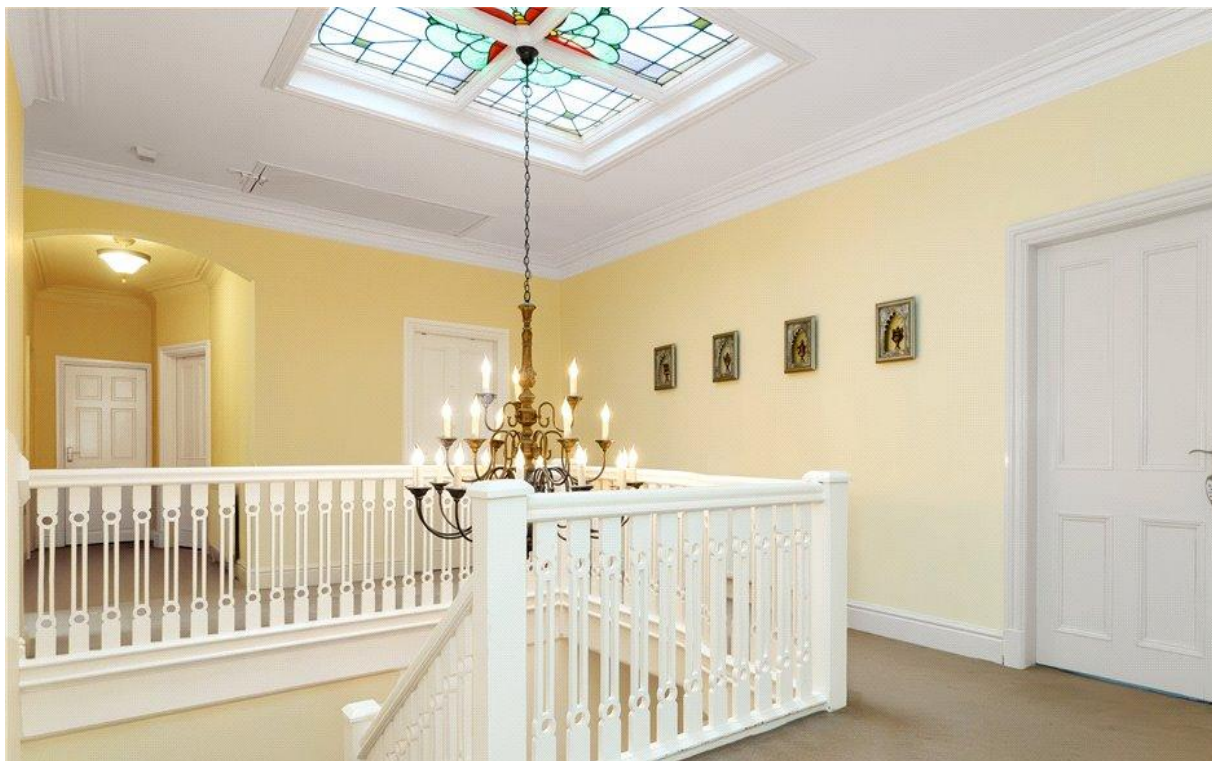
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Directions

Proceed through Cross Hills and Glusburn to Cowling. Drive through the village of Cowling and follow the road for 3.5 miles until you enter Laneshawbridge. Follow the road towards Colne where the property is located just beyond the school on the right, marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words swelling.remainder.taxpayers

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Garage and parking are on site

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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.

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