



Coppy House

Brogden Lane | Barnoldswick | Lancashire | BB18 5XF

MSW HEWETSONS

Surveyors • Estate Agents





**Coppy House
Brogden Lane
Barnoldswick
Lancashire
BB18 5XF**

Guide Price £550,000
land available by separate negotiation

A delightful farmhouse constructed from random stone occupying an imposing rural location benefiting from stunning uninterrupted views across Lancashire and the Yorkshire Dales, encompassing Pen-y-Ghent, Ingleborough, Whernside, Pendle Hill and Stonyhurst College. The property offers excellent internal family living accommodation incorporating entrance porch, living room, family room, dining room, kitchen, utility room, four bedrooms, two four-piece house bathrooms.

The property, while nestling amidst rolling countryside, remains conveniently located for the market towns of Clitheroe and Skipton, where a host of excellent amenities are available. The commuter is also well served by the nearby A59 which offers excellent commuting routes across the whole of East Lancashire and on into Yorkshire.

The property is located by proceeding out of Clitheroe on the A59 in the direction of Skipton. On arrival at the village of Gisburn, pass through the 30 mph signs, with Gisburn Auction House on the left hand side, take the first available right hand turn on to the A682. On arrival at Little Middop, turn left up by the red post box into Stocks Lane, then continue into Brogden Lane following the Lane out, and Coppy House can be located set back on the right hand side.



6-8 Church Street
Clitheroe

Lancashire BB7 2DG

Telephone: (01200) 42 41 42

Facsimile: (01200) 42 44 42

colin@mswhewetsons.co.uk liz@mswhewetsons.co.uk

www.mswhewetsons.co.uk

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Particulars of Sale

RANDOM STONE ENTRANCE PORCH:

With stone flagged floor, two single glazed side windows, glazed internal door to..

LOUNGE:

With multi fuel stove set in a random stone inset, with stone flagged hearth, random stone chimney breast, beamed ceiling, two uPVC double glazed windows with stone sills, wired for four wall lights, stone steps lead up to..

SITTING ROOM:

With two uPVC double glazed windows with stone sills, central heating radiator, feature ceiling rose, uPVC double glazed sliding patio doors to rear garden, telephone point

DINING ROOM:

With uPVC double glazed window with stone sill, beamed ceiling, single glazed window

KITCHEN:

Incorporating a contemporary range of light oak base and eye level units with concealed lighting, free standing range cooking units with five ring gas hob and electric double oven, plumbed and drained for automatic dishwasher and washing machine, 1½ bowl stainless steel drainer sink unit with mixer tap, generous work surface area with random stone splash back, uPVC double glazed window, beamed ceiling, tiled floor, serving hatch to Living Room

SPLIT STONE STAIRCASE TO FIRST FLOOR LANDING:

With spindle balustrade, access to roof void

BACK BEDROOM 3:

with central heating radiator, uPVC double glazed window, beamed ceiling, fan light, telephone point

FRONT BEDROOM 1:

with central heating radiator, two uPVC double glazed windows, fan light, beamed ceiling

SIDE BEDROOM 4:

With central heating radiator, uPVC double glazed window, fan light, TV input

REAR BEDROOM 2:

With central heating radiator, uPVC double glazed window, telephone point

FRONT BATHROOM:

With four piece suite in white incorporating roll top bath, shower cubicle, pedestal wash basin, low suite w.c., Karndean floor, two uPVC double glazed windows, central heating radiator, beamed ceiling, extractor fan, access to roof void, tower ladder rail, airing cupboard housing the hot water cylinder.

SIDE HOUSE BATHROOM:

With four piece suite in white incorporating roll top bath, shower cubicle, pedestal wash basin, low suite w.c., Karndean floor, two uPVC double glazed windows, central heating radiator, beamed ceiling, extractor fan, access to roof void, tower ladder rail, airing cupboard housing the hot water cylinder.

OUTSIDE

The property lies delightfully behind a random dry stone wall with five bar gated entrance leading to a large stone chipped five car driveway. There is an attractive lawned garden area and Indian stone pathway which leads down the side of the property to the rear garden, which in turn benefits from large stone flagged patio and small lawned garden area. Timber built shed. Outdoor water supply.

To the right hand side of the property as viewed from the front, there is another substantial stone chipped

driveway which leads to an attached stone built garage. Adjacent to the garage is a five bar gate which leads to a field behind the property, which is approximately 1.555 acres and is defined by a random stone wall and timber built fence. To the front of the property is a small area of land also included in the price.

ADDITIONAL LAND

There is an additional paddock extending to 9.659 acres available by separate negotiation.

There is an adjacent stone built pump house and bore hole which provides purified spring water to the property.

The detached garage measures 20'10 x 9'7, is accessed by an up and over door and has power and light laid on.

GENERAL INFORMATION

Pendle Borough Council Tax Band F, the Tenure of the property is understood to be Freehold, solid fuel central heating run by the multi fuel stove, uPVC double glazing, planning for a stone built stable block and HIP available

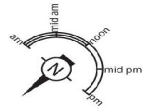
Please note the stone built pump house is shared with stables and the vendors for Coppy House are responsible for the electric for the water pump. There is a shared percolating septic tank for which the vendors of The Stables are responsible for the electricity. The Stables have a right of access up the track and across the stone chipped driveway and are only permitted to park in front of their property.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

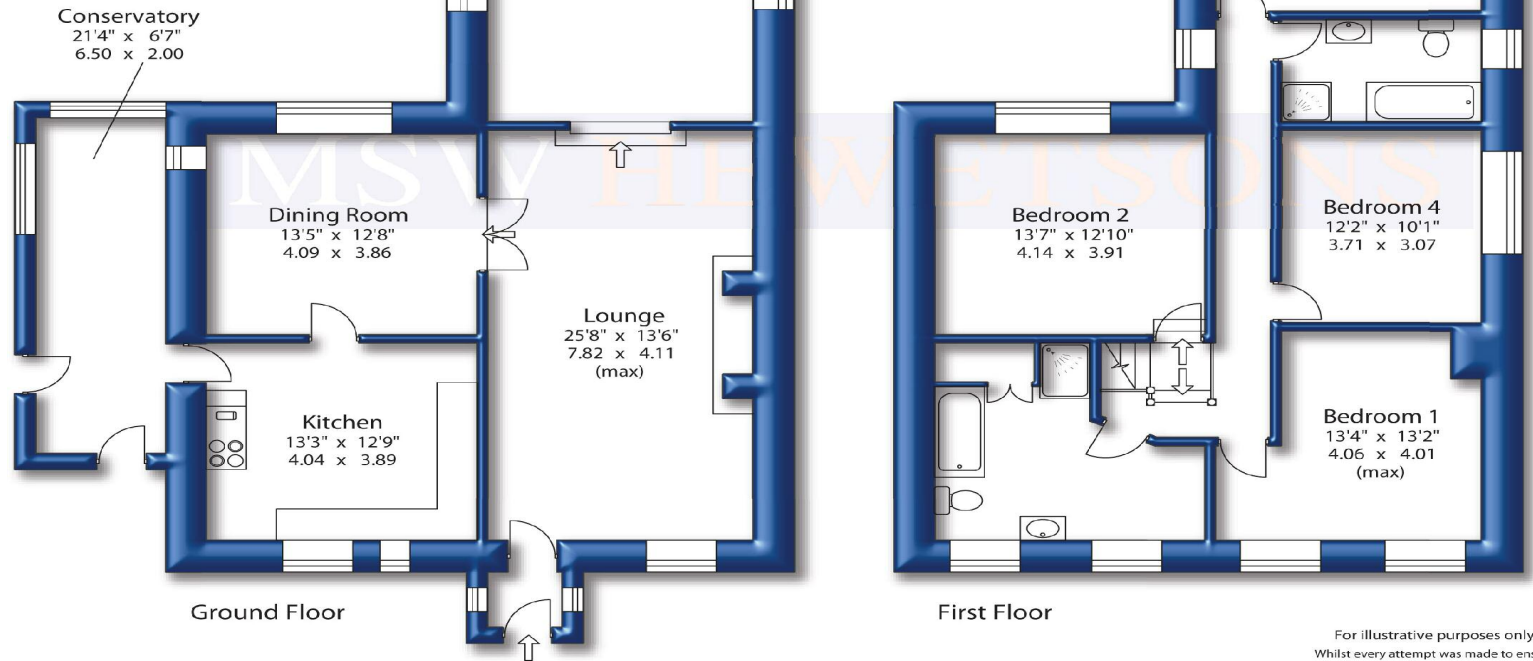
Floor Plan & EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	11
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

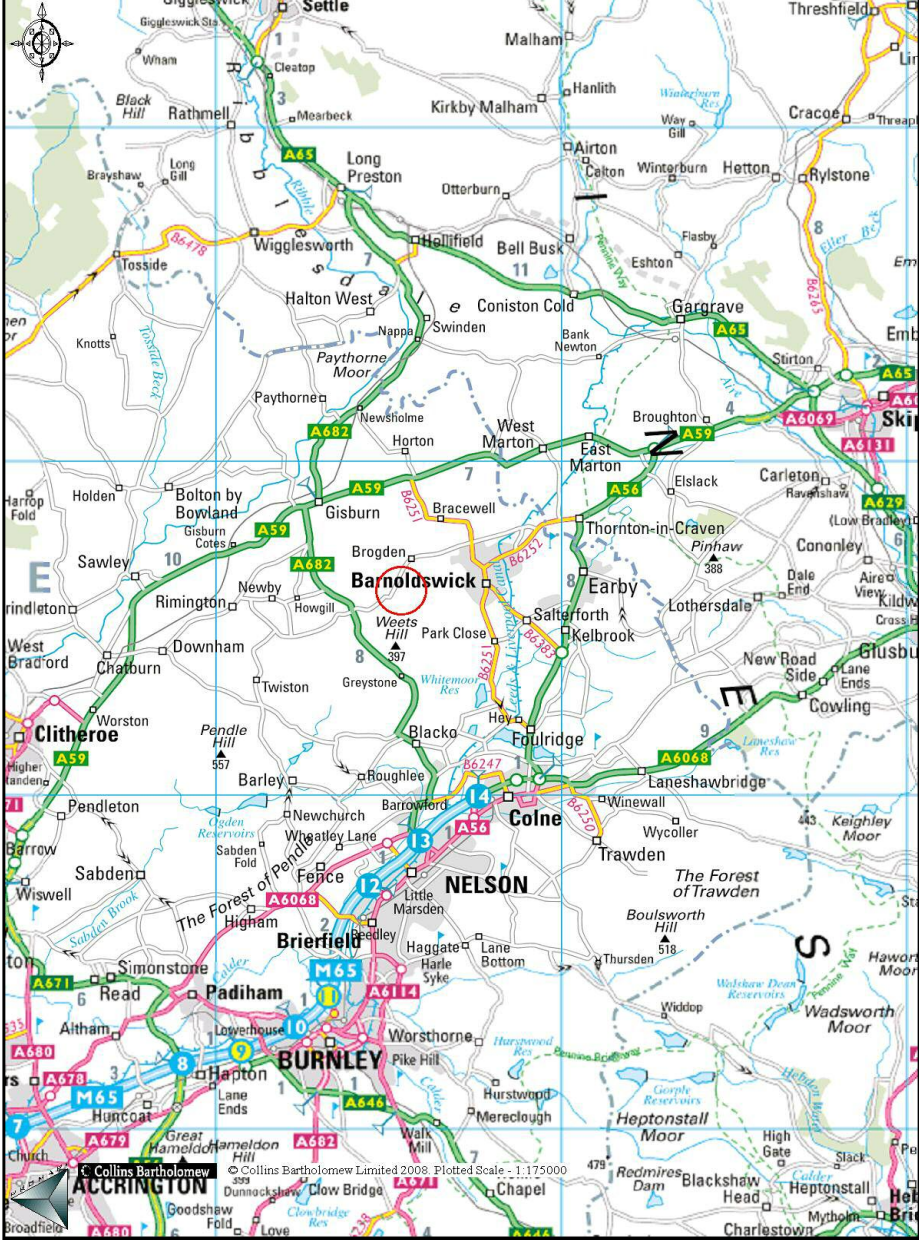
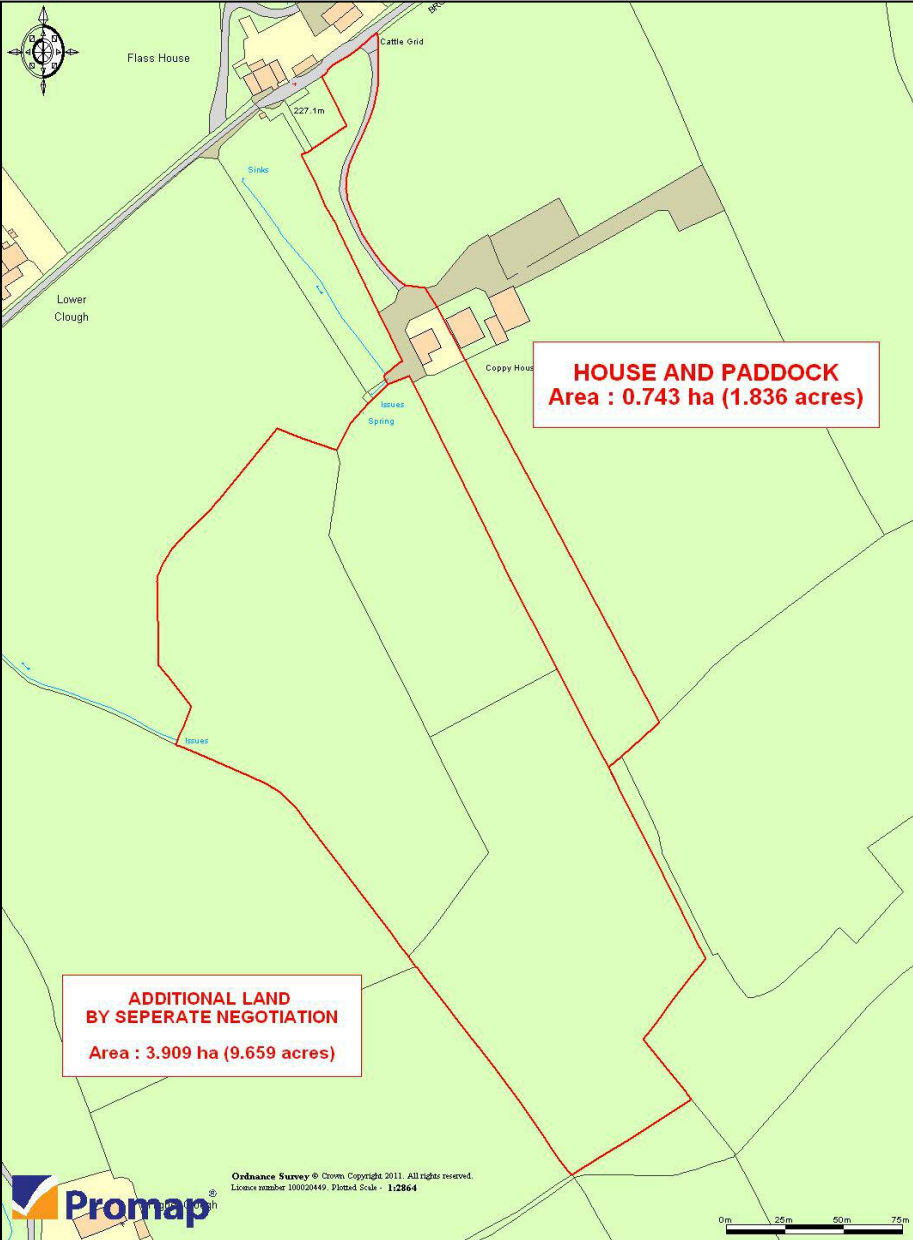
Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	72
(55-68) D	79
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Coppy House
 Approx Gross Internal Floor Area = 2160 Sq. Feet
 = 200.6 Sq. Metres



For illustrative purposes only. Not to Scale
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error







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