



Nabs House

Jinny Lane | Roughlee | Burnley | Lancashire | BB12 9JN

MSW HEWETSONS



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Guide Price of £795,000

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Burnley | BB12 9JN

A historic Grade II period house which has been sympathetically renovated to retain the character and features of the original property and further extended in a contemporary format offering a fantastic, open and light core lifestyle area. Situated in a beautiful quiet position with open rural views to both front and rear with large open gardens, stone flags patios and barbecue areas. Located twixt Pendle & the Ribble Valley, with easy access to local towns and the motorway network making the business centres of the Northwest easily commutable. The property could be significantly enlarged by developing the second floor subject to the necessary, consents and regulations.

Construction

The property is constructed of stonework with pitched slate roof supported on timber. Air source underfloor heating and double glazing.

Accommodation

Ground Floor Sitting Room

Lovely open sitting room with stone mullioned timber glazed windows to front elevation, feature timber panelled entrance door with top light. Dressed stone 'Adam' style carved fireplace with dressed stone back and raised hearth with double door 'Douvre' multi-fuel fire. Ceiling lighting, recessed timber display shelving, engineered timber flooring with underfloor heating.

Inner Hallway

Limestone flooring, understairs storage area, underfloor heating.

Dining Room

Timber stone mullioned window. Stone hearth stone 'Adam' style carved fireplace with dressed stone back and raised hearth with coal effect biofuel fire. Engineered timber flooring with underfloor heating. Recessed niche with timber mantle and stone base. Timber wall drinks cupboard.

Kitchen/Living/Garden Room with adjoining Breakfast Room

This outstanding extension is the focal point of the property with an extensive open space containing kitchen, living and breakfast areas. This single storey extension has been superbly planned with large sliding windows to both north and south elevations giving access to stunning open gardens, stone patios and BBQ areas.

Kitchen

High quality modern fitted kitchen to

gable elevation, matching island with 'De-Dietrich' induction ceramic hob, integrated dishwasher, one and a half bowl stainless steel sink unit with rebated taps. Built-in 'De Dietrich' bank of three fitted ovens with microwave grill oven, traditional fan assisted oven and steam oven, two warmer drawers. Built-in fridge, built-in freezer, 'Quartz' work surfaces, limestone flooring with underfloor heating.

Living Area

Open living area with wall mounted TV, oak King truss oversize beam ceiling and spectacular central lighting. Free standing cylinder ceramic glass fronted Scandinavian style log burning stove, underfloor heating.

Breakfast Room

Stone mullioned timber windows to rear elevation, steps leading down from living area, limestone flooring with underfloor heating.

Particulars of sale

Utility Room

Stone mullioned timber window, fitted base units with 'Corian' work surfaces, ceramic 'Belfast' sink with steel mixer tap, integrated washing machine, limestone flooring with underfloor heating, double glazed door.

Cloaks

Partitioned separate cloaks with honed travertine tiles to walls and floor, underfloor heating, wash hand basin, wc, feature spotlighting.

First Floor Staircase

Traditional return staircase with stone mullioned window, half landing, traditional balustrades and spindles.

Landing

Open landing area.

Bedroom One

Stone mullioned timber window, engineered timber flooring, fitted laminate full wall wardrobes, ceiling lighting.

En-Suite containing large walk-in double shower, wash hand basin on timber plinth, wc, fitted mirror with timber surround and storage, ceiling lighting and extractor, honed travertine tiling.

Bedroom Two

Engineered timber flooring, stone mullioned timber window, ceiling lighting, wardrobe, partition forming dressing area. Dropdown access to second floor attic, suitable for further conversion subject to the necessary permissions and approvals.

Bedroom Three

Stone mullioned timber window, engineered timber flooring, ceiling lighting.

House Bathroom

Containing four-piece suite comprising oval free standing 'Corian' bath with floor mounted chrome tap, shower cubicle, wash hand basin on 'Corian' plinth, wc, fitted mirrors with courtesy lighting, stone mullioned timber window, honed travertine tiling.

External Gardens

The property has extensive gardens to both front and rear. To the rear of the property is a large lawned garden with raised stone parking area, stone flagged patio and BBQ area.

To the front of the property is a mature cottage garden with lower lawn pathways and raised beds, stone patio area.

Services

Mains electricity, mains water, private sewerage system, air source heating providing room heating and hot water supply.

Heating

The heating to the property is provided by a Honeywell Evohome Air Source System with underfloor installations to both ground and first floor, hot water boiler sited in the attic space with a digital primary control panel.

Internet

The Internet is provided by boundless satellite peer to peer system giving 10 MB/sec with unlimited usage at £30 per month.

Tenure

Freehold with vacant possession upon legal completion.

Council Tax

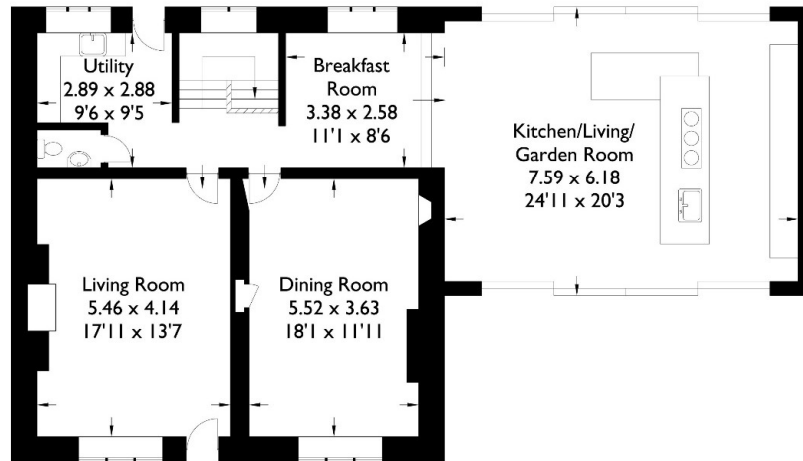
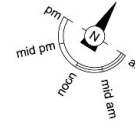
Band F payable to Pendle Council.

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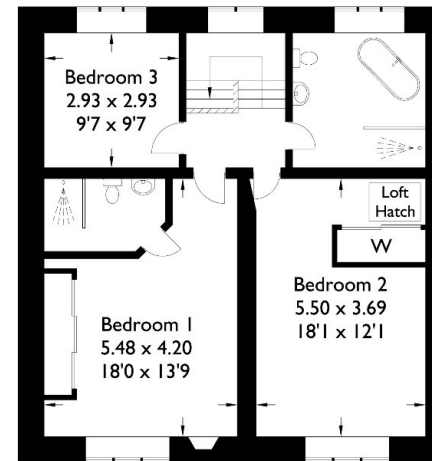
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Approximate Gross Internal Area : 229.42 sq m / 2469.45 sq ft
Total : 229.42 sq m / 2469.45 sq ft

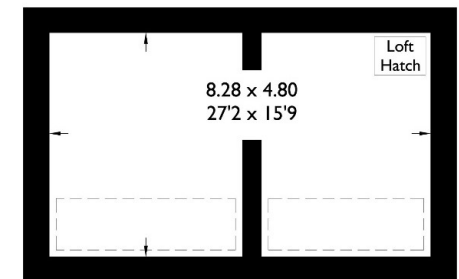


Ground Floor



First Floor

Restricted Head Height



Second Floor

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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