



Hilton &
Horsfall

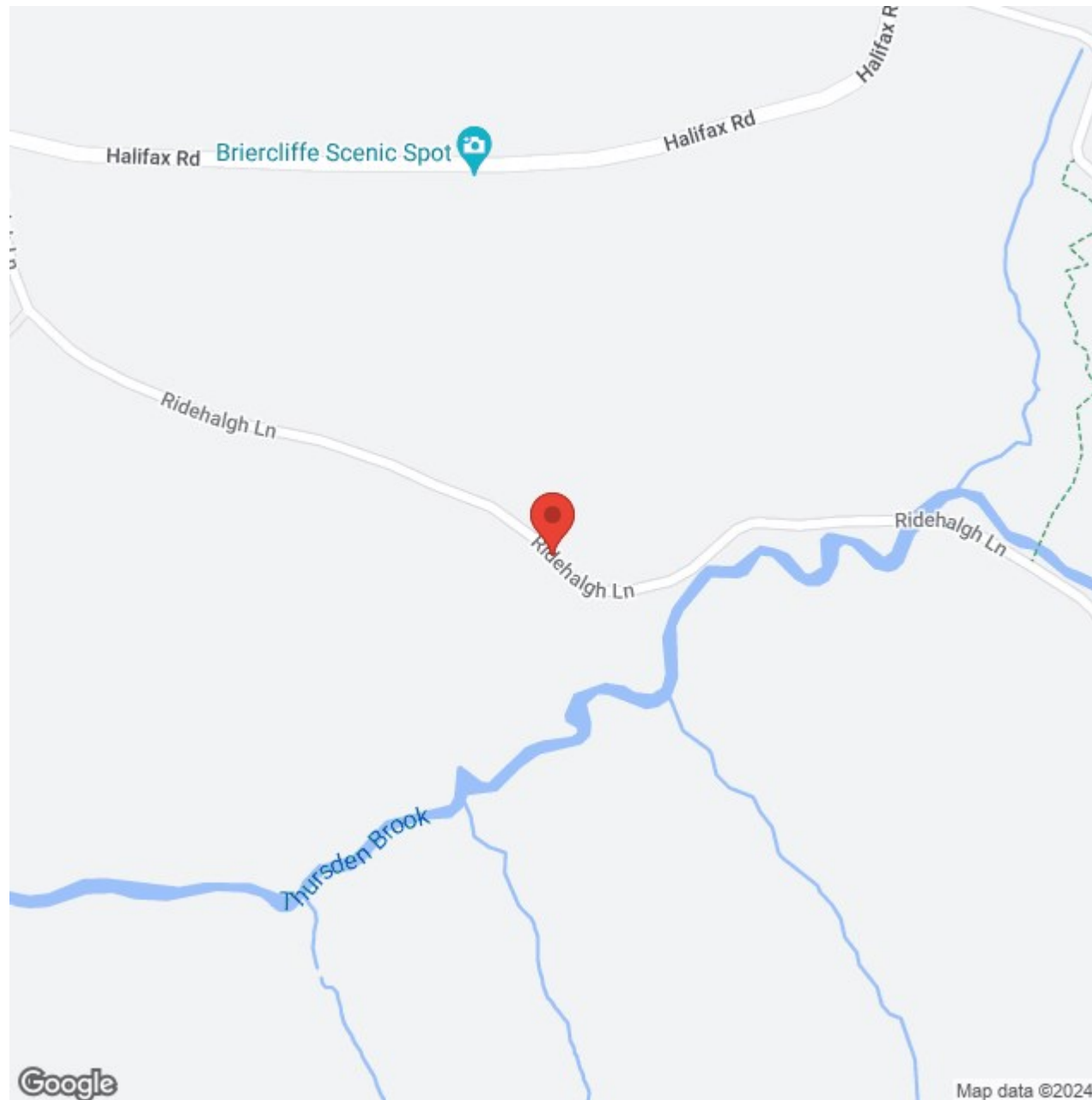
BB10 3RA

Jockey Springs, Ridehalgh Lane, Briercliffe

Offers In The Region Of £749,950

The original pump house, now fully renovated into a beautiful family home. Situated on a large, peaceful plot, surrounded by nature and open aspect views. This is a true credit to the current owners. Affording many noteworthy features and briefly comprising of: an entrance hallway, home cinema, reception hallway boasting a wine store, a large open plan living room / dining room and fitted Howdens breakfast kitchen. You will also find a utility room and a ground floor w.c. To the first floor you will find four well proportioned bedrooms (master with contemporary ensuite), access to the spacious boarded loft and a further modern four piece house bathroom. Situated on a large plot, located via a country lane. Externally you will find ample car parking space, access to the large garage, a beautifully presented garden with artificial lawn, composite decking, pergola, contemporary water feature and access to the bar / hot tub area. Having plenty of countryside walks from the doorstep. A rural setting however only a short drive to the local villages / towns. This is truly one not to be missed. Early viewing is advised to avoid disappointment. Council Tax Band 'E'. Freehold.







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Lancashire

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GROUND FLOOR

Having a composite front door leading into:

ENTRANCE HALLWAY

A welcoming entrance hall having a feature stone wall, recessed spot lights, inbuilt coat / shoes storage cupboard, ceramic tiled flooring, under floor heating and a floor to ceiling window to the side elevation. Having access through to:

CINEMA ROOM 14'8" x 15'10" (4.49m x 4.85m)

A fantastic addition to the house, currently utilised as a home cinema room. Perfect for the whole family. Comprising of: a 180 inch screen, mood lighting, recessed spot lights and a large uPVC double glazed window to the front elevation.

RECEPTION HALLWAY

Offering a large oak / glass balustrade staircase leading to the first floor / landing, ceramic tiled flooring, under stairs storage cupboard, under stairs wine store and a double glazed uPVC patio door leading out to the side elevation. With open plan access leading through to the living / dining and kitchen.

WINE STORE

A bespoke oak wine store, located under the stairs and is a great feature to the house.

OPEN PLAN LIVING / DINING ROOM / KITCHEN 44'1" x 11'1" (13.45m x 3.39m)

A fantastic open plan space, split into three room and all having under floor heating. Perfect for hosting. The living room comprises of: a contemporary wood burner with split faced tiling surrounding, recessed spot lights, wall mounted television point and 2x uPVC double glazed windows to the rear elevation. The open plan dining room has ceramic tiled flooring, ample space for a large dining table / chairs, contemporary light fitting and open plan access through to the breakfast kitchen. The stylish Howdens breakfast kitchen offers fitted wall and base units, contrasting oak work surfaces over, ceramic tiled flooring, under mount sink with a mixer tap, a large American style fridge / freezer with integrated wine cooler, under counter lighting, recessed spot lights, a large double glazed window to the side elevation, Bosch 5-ring gas hob, tiled splash back, integrated Beko oven / grill and a fitted breakfast bar. With access through to:

UTILITY ROOM 4'7" x 5'9" (1.40m x 1.76m)

Having plumbing for a washing machine, space for a tumble dryer, fitted wall and base units, ceramic tiled flooring and a composite door leading out to the side elevation. With access through to:

GROUND FLOOR W.C

A contemporary 2-piece suite comprising of: a push button w.c, vanity sink with a waterfall mixer tap, wood effect flooring, tiled splash backs, 1x towel radiator, feature stone wall, extractor fan and a frosted double glazed window to the side elevation.

FIRST FLOOR / LANDING

Having spot lights and an electric velux window with electric blinds.

BEDROOM ONE 13'3" x 11'3" (4.05m x 3.44m)

A room of double proportions having fitted wardrobes, 2x fitted feature mirrors, access to the loft hatch, television point and 2x large uPVC double glazed windows to the front elevation offering open aspect views. With access through to:

ENSUITE SHOWER ROOM

A stunning contemporary 3-piece suite comprising of: a walk-in shower with a fitted LED rainfall shower head, hand held shower, wall mixer tap, push button w.c, vanity sink with a mixer tap, mirrored vanity cupboard, Kardean flooring, spot lights, extractor fan, underfloor heating and a double glazed window to the rear elevation.

BEDROOM TWO 14'0" x 7'1" (4.27m x 2.17m)

Another room of double proportions having a uPVC double glazed windows to the rear / side elevation and space for a wardrobe / drawers.

BEDROOM THREE 14'2" x 6'8" (4.34m x 2.05m)

A well proportioned room having fitted wardrobes,, Kardean flooring, spot lights and a uPVC double glazed window to the front elevation offering open aspect views.

BEDROOM FOUR 9'10" x 7'0" (3.02m x 2.15m)

Another well proportioned room having 1x uPVC double glazed window to the rear elevation and spot lights.

HOUSE BATHROOM

A beautifully presented modern 4-piece bathroom suite comprising of: a walk-in shower, LED rainfall shower head, freestanding bath with a floor mixer waterfall mixer, push button w.c, a large vanity sink with a mixer tap, inbuilt shelving, electric towel heater, ceramic tiled flooring, underfloor heating and a large uPVC double glazed window to the side elevation.

LOFT 30'11" x 10'0" (9.44m x 3.07m)

Loft hatch is accessed via bedroom one with retractable ladders. Having lighting and being fully board. Perfect for plenty of storage.

GARDEN BAR 15'10" x 9'5" (4.84m x 2.89m)

Located in the rear garden, this is perfect for hosting. Having a partially covered hot tub area with mood lighting to the side of the bar. Inside is fully kitted out with a bar, under counter fridge, inset sink, television point, fitted seating with storage and a bi-folding door. Having access through to:

W.C ROOM

A 2-piece suite comprising of: a push button w.c and a vanity sink with a mixer tap.

DETACHED DOUBLE GARAGE 17'3" x 41'6" (5.28m x 12.65m)

A larger than average garage, with plenty of space for car storage / work shop. Having lighting, power and access to a w.c. Having large double doors to the front and a double glazed door to the side.

EXTERNALLY

Situated on a large plot, located via a country lane. Surrounded by nature and offering beautiful open aspect views. Offering ample car parking space, access to the large garage, a beautifully presented garden with artificial lawn, composite decking, pergola, contemporary water feature and access to the bar / hot tub area. Having plenty of countryside walks from the doorstep.

ADDITIONAL INFORMATION

Spring water

No gas to the house apart from gas bottles for the kitchen hob

Septic tank

Air source heating / every room has a separate control

Original pump house

Fully renovated

Under floor heating throughout

VIDEO

Link: <https://youtu.be/cf7RWQSI9Ps>

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/jockey-springs>

PRECISE LOCATION

What3Words Link: <https://w3w.co/proposals.treaties.releasing>

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OUTSIDE

Situated on a large plot, located via a country lane. Surrounded by nature and offering beautiful open aspect views. Offering ample car parking space, access to the large garage, a beautifully presented garden with artificial lawn, composite decking, pergola, contemporary water feature and access to the bar / hot tub area. Having plenty of countryside walks from the doorstep.



Approximate total area⁽ⁿ⁾

2894.02 ft²268.86 m²

Reduced headroom

265.38 ft²

24.65 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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