



**Cloud Edge, Red Lane, Colne, Lancashire
BB8 7JR**



PROPERTY DESCRIPTION

We are pleased to offer for sale this extended, semi-detached house, which is located in an extremely desirable position in a highly sought after area and has the considerable advantage of breath taking, far reaching rural views from the primary rooms, overlooking Lake Burwain and extending as far as the Yorkshire Dales. Internal viewing is strongly recommended on this extremely appealing abode, which offers a whole host of beneficial and enticing attributes, including two larger than average garages, one of which is accessible from the house, ample off road parking, with space for a motorhome or a caravan, and a really beautiful, sizeable garden at the rear, which backs directly onto farmland. This delightful dwelling is well presented throughout, affords generously proportioned living space and provides an exceptional family home, which must be viewed to be fully appreciated.

FEATURES

- Prestigious, Desirable, Extndd S/Det Hse
- Highly Sought After Location
- Sensational Views Over to Yorkshire Dales
- Porch, Hall, GF WC & Utility Room
- Home Office/Hobby Rm/4th GF Bedrm
- Lounge with Stove & Sitting Rm/Snug
- Superb, Well Equipped Din Kit inc. Appl'ces
- 3 Double Bedrms- All with Fabulous Views
- 4 Pc Family Bathrm & En-Suite Shwr Rm
- 2 Large Garages & Ample Parking
- Beautiful Garden Enjoying Fabulous Views
- Exceptional, Outstanding Family Residence





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule
PVC double glazed, frosted glass entrance door. PVC double glazed, frosted glass window, stained wood flooring and a part glazed door opening into the hall.

Home Office/Bedroom Four
12' 9" into recess x 8' 4" into recess (3.89m into recess x 2.54m into recess)
This very versatile room is currently used as a home office and hobby room, but could provide a ground floor fourth bedroom. It has a pvc double glazed window, radiator, tiled floor, a built-in desk, built-in cupboards and drawers and wall mounted display/storage shelves.

Hall
Open return staircase, to the first floor, with under-stairs storage cupboards, stained wood floor, a radiator and a built-in cloaks cupboard. A pvc double glazed window part way up the stairs allows natural light into the hall and the first floor landing.

Ground Floor W.C.
Half tiled and fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a cabinet below. PVC double glazed, frosted glass window and radiator.

Lounge
19' 10" x 12' 10" into alcoves (6.05m x 3.91m into alcoves)
Overlooking Lake Burwain at the rear, from the large double glazed picture window, with the added advantage of absolutely stunning, long distance views beyond, which extend as far as Whemside and Malham Cove on a clear day, this delightful, tastefully furnished room is a good size and features a carved stone fireplace surround, with a rustic brick inset, recessed into the chimney breast, fitted with a multi-fuel stove. Radiator and an internal door giving access into the attached garage.

Sitting Room/Snug
11' 11" x 11' 8" plus recess (3.63m x 3.56m plus recess)
This charming room has a radiator and pvc double glazed patio doors, opening onto the patio and garden at the rear and through which there are wonderful views.

Dining Kitchen
23' 10" x 11' 5" plus recesses (7.26m x 3.48m plus recesses)
One of many highlights of this alluring abode, the very generously proportioned, bespoke kitchen allows ample space for a family dining table and has two pvc double glazed windows and a pvc double glazed external door, all of which benefit from the breath-taking views. Superbly equipped with an extensive range of solid Maple units, including a matching island incorporating a large wine rack, quality Quartz worktops, with matching upstands, and a one and a half bowl sink, fitted with a water filter tap, the particularly impressive kitchen also has a built-in electric double oven/grill, a five ring gas hob, with a stainless steel extractor canopy over, an integral dishwasher and space and plumbing for an American style fridge/freezer. There are two radiators and downlights recessed into the ceiling in the kitchen area.

Utility Room
11' 9" x 7' 1" (3.58m x 2.16m)
The good sized utility has fitted units, wood finish laminate worktops, a single drainer sink, with a mixer tap, plumbing for a washing machine and space for a condenser tumble dryer. It also houses the wall mounted gas condensing combination central heating boiler, has a radiator, pvc double glazed, frosted glass window, a composite external door and is laid with wood finish laminate flooring.

First Floor

Landing
Painted wrought iron balustrade, radiator and access to the loft space.

Bedroom One
22' 0" x 12' 11" into recesses (6.71m x 3.94m into recesses)
Having the advantage of the truly spectacular views, the large principal bedroom has pvc double glazed windows in the front, rear and side elevations and two radiators.

En-Suite Shower Room
Tastefully furnished and majority tiled the en-suite is fitted with a three piece white suite, comprising a double size, walk-in shower, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a w.c. and a wash hand basin, with a mixer tap, set on a drawer unit, with a mirror fronted unit above. It also has a pvc double glazed, frosted glass window, a radiator, a useful built-in storage cupboard, with fitted shelves, downlights recessed into the ceiling, an extractor fan and quality Vinyl flooring.

Bedroom Two
17' 0" into recess x 11' 0" (5.18m into recess x 3.35m)
This spacious second double room also benefits from the amazing views and has a built-in wardrobe, with a hanging rail and fitted shelves, a pvc double glazed window, radiator and wood effect laminate flooring.

Bedroom Three
12' 6" x 9' 4" to wardrobes (3.81m x 2.84m to wardrobes)
As with the other two bedrooms, the third good sized double room has magnificent views and it also has built-in wardrobes, with hanging space and shelves, and a dressing table, a pvc double glazed window and a radiator.

Bathroom
11' 3" into recess x 8' 5" reducing to 5' 3 (3.43m into recess x 2.57m reducing to 1.60m)
The larger than average, half tiled bathroom is yet another outstanding attribute of this prime property. It is tastefully furnished and fitted with a superior quality four piece white suite, comprising a bath, with a mixer tap and a hand-held shower attachment, a separate, tiled shower cubicle, fitted with a fixed 'rainfall' style shower head, plus a second, flexible shower head, a w.c. and a vanity wash hand basin, seated on a base unit incorporating cupboards and drawers. The room has a pvc double glazed window, an extractor fan, radiator, downlights recessed into the ceiling and is laid with quality Vinyl flooring.

Outside

Front
The majority of the area in front in front of the house is tarmac covered and provides parking for several cars, with space for a motorhome or a caravan. There is a sizeable garden border, stocked with mature shrubs, a cold water tap, external electric lighting and a gate opening onto a gravel covered pathway leading down the side of one of the garages to the rear.

Garage One
16' 5" x 12' 2" (5.00m x 3.71m)
The first garage is larger than average and has a remote controlled up and over door, electric power and light and an internal door giving access into and from the house.

Garage Two
21' 0" x 10' 7" (6.40m x 3.23m)
The even bigger second garage also has a remote controlled up and over door and electric power and light and also has a pvc double glazed window.

Rear
The last, but certainly not least, of the numerous enticing assets offered by this beautiful residence, is the sizeable, split level garden, which directly backs onto open farmland. The upper level, immediately behind the dwelling, is laid with stone flags, from which steps lead down to the main part of the garden, which is mostly lawned, with chopped slate covered borders and mature hedging. There is a timber garden shed, a cold water tap and external electric power and lighting.

Directions
Proceed towards Colne on the A56 from Foulridge and, by Upper Foulridge Reservoir on the left, take the first right turning into Langroyd Road. At the roundabout, take the third exit into Red Lane, go straight ahead at the mini roundabout, continuing on Red Lane and the property is on the right.

Viewings
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

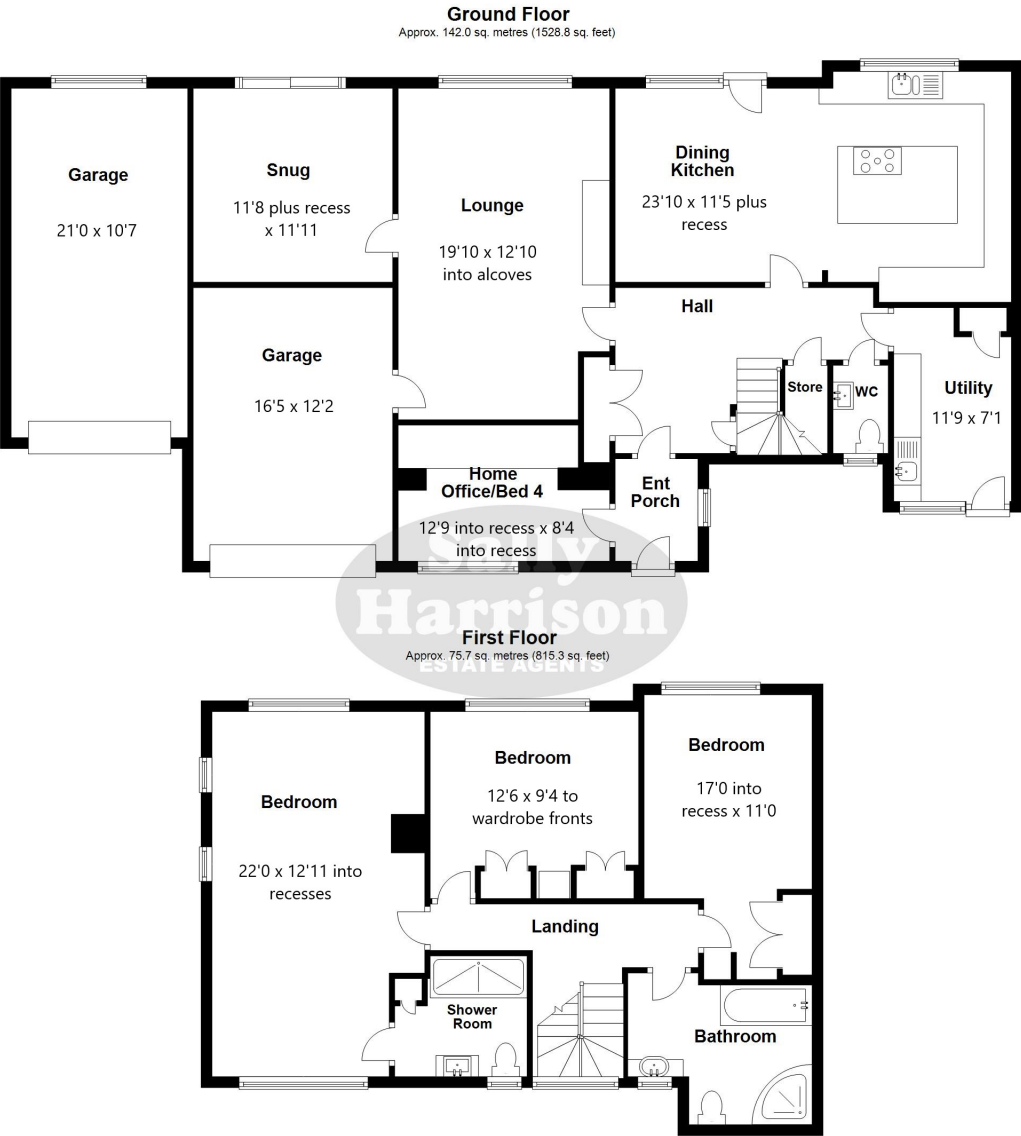
Disclaimer
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN



Total area: approx. 217.8 sq. metres (2344.1 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

