

Asking Price £925,000



Armitstead  
Barnett

Rosedene House, The Drive, Brockhall Village, BB6 8BJ







## Rosedene House, The Drive, Brockhall Village, BB6 8BJ

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- Substantial sized family home
- 6 bedrooms, 4 reception rooms
- Gym, games room & bar
- Large garden to the rear
- Extremely accessible location
- Gated community
- Driveway for numerous vehicles
- Large garage



6



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This fabulous detached family home, packed with unusual and bespoke features, is situated on the popular Brockhall Village development and was upgraded and finished by the current owners to exacting standards throughout back in 2008. Offering an array of flexible living accommodation throughout which includes six bedrooms over three floors as well as four reception rooms, five bathrooms, a spacious gym, games room and a study. Also benefiting from a stunning landscaped garden, large driveway and extensive garage.

Located within the catchment area for many outstanding Ribble Valley primary & secondary schools, within easy reach of transport links, fantastic walks and lots of brilliant eateries, this is an ideal family home in a great location.

The well-planned and modern accommodation comprises of a welcoming entrance hall with stairs leading to the first floor, solid oak walnut flooring can be also found throughout the ground floor. The open plan dining living kitchen measures 50ft long, ideal for hosting guests and offers a fully-fitted kitchen with a range of base and eye level units, granite worktops and a complementary island unit with a breakfast bar for five. Benefiting from integrated appliances and unusual-but practical, bi-fold windows which act as a service hatch to the rear garden.

Continuing through is a cosy lounge which includes a feature fireplace and has two sets of patio doors to the rear garden.









A separate W.C. is accessed from the hallway as well as a utility and study with fitted furniture. From the study an exceptional orangery can be found complete with media wall, electric fire, large bar and a seating area. Pass through the orangery to the gym which has a W.C and leads to a mezzanine on the first floor ideal for a games room. The double garage has an electric roller door power and light laid on.

To the first floor the master bedroom can be found and boasts a dressing room, walk-in wardrobe and a fully fitted En-suite. There are a further two bedrooms, one with an En-suite and a family bathroom.

The second floor hosts another two generous bedrooms both of which have En-suites and velux windows.

Externally the gated driveway has ample parking for numerous cars and a welcoming entrance garden. To the rear the fabulous landscaped garden has many seating and lawned areas which enjoy the sun all day long as well as a breakfast/bar area ideal for outside dining and hosting.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** Numerous

**Construction Type :** Brick built with cavity

**Building Safety :** None known from the vendor

**Restrictive Covenants :** None known from the vendor

**Listed building :** Not listed

**Conservation Area / AONB :** No

**Easement, and Wayleaves or Rights of Way :** None known from the vendor

**Footpaths / Bridleways :** None known form the vendor

**Flooding :** The property has not flooded within the last 5 years

**Unimplemented Planning Consents :** None known from the vendor

**Planning Consents affecting the property :** None known from the vendor

**Accessibility adaption information :** None known form the vendor

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey states that there is no information available.

### Communications :

Broadband: Ultrafast available in the area

Mobile signal: EE, Three, O2 and Vodaphone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Ribble Valley Borough Council, Church Walk, Clitheroe      **Council Tax:** G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Robert Lloyd. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** starch.boss..bathtubs

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

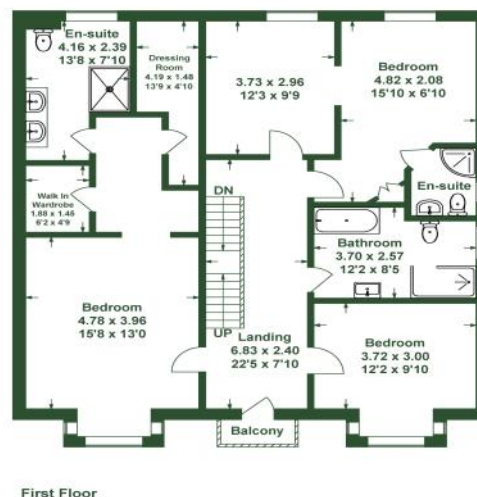
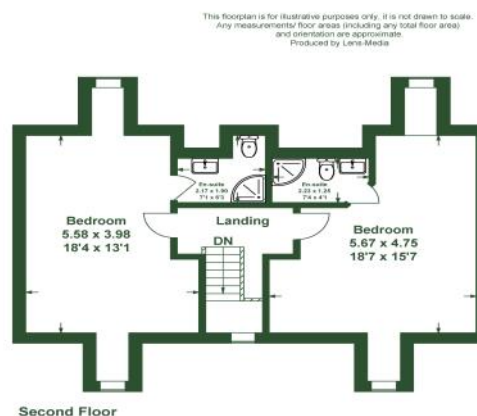
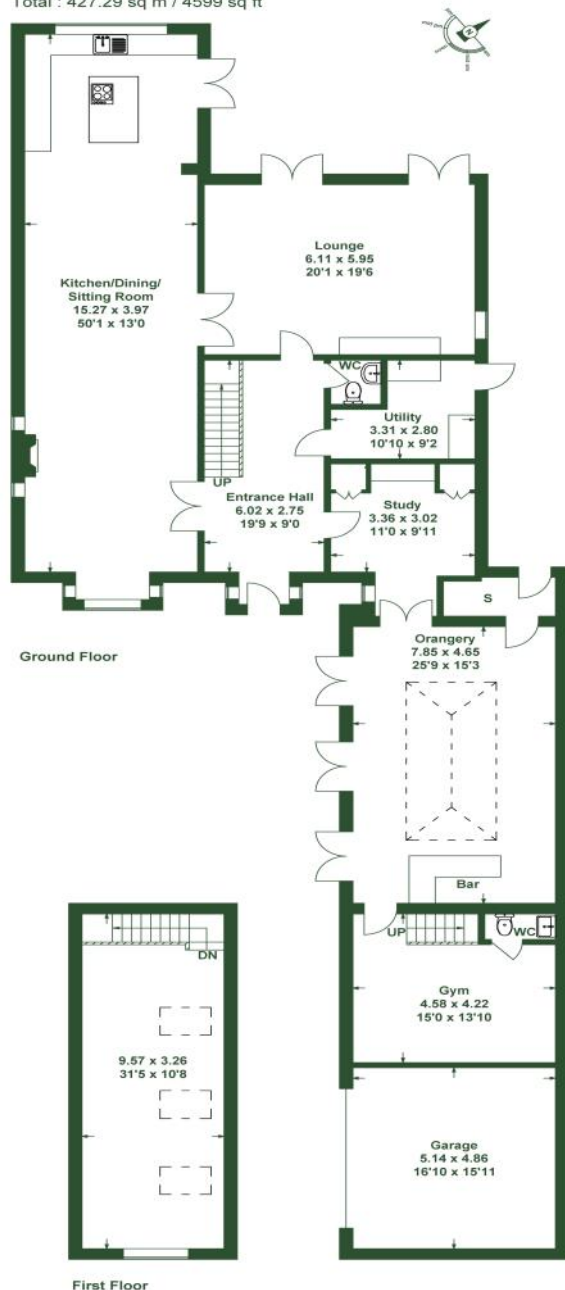
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 403.39 sq m / 4342 sq ft  
 Garage : 23.90 sq m / 257 sq ft  
 Total : 427.29 sq m / 4599 sq ft



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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