



*8 Stoneygate Lane  
Knowle Green*

*Price: £550,000*



**Pendle Hill  
Properties**



*8 Stoneygate Lane, Knowle Green*  
*Price: £550,000*

A well presented, mid row, character property, in the beautiful village of Knowle Green briefly comprises two reception rooms, an open plan kitchen/dining space, utility, conservatory, three double bedrooms, bathroom and shower room and large gardens to the front and rear with additional off road parking.



### LOUNGE

A spacious lounge with original wood beam features briefly comprises an open fire place, carpeted flooring, ceiling light points, radiators, and double-glazed windows to front and rear.

### SECOND LOUNGE/RECEPTION

A second lounge briefly comprises a beautiful feature stone wall, double-glazed windows to the front, carpeted flooring, ceiling light point, radiators, access to utility room, lounge, dining area, and stairs to the first floor.

### KITCHEN/DINING ROOM

A fully fitted kitchen with a range of bespoke base and wall-mounted units with complimentary laminate worktops briefly comprises an induction hob, sink with drainers and mixer tap, integrated double oven, dishwasher and wine cooler, stone flooring, ceiling light point, a kitchen island with base units, double-glazed windows to the rear and access to the first floor.

The dining room boasts a feature stone fireplace with log burner, carpeted flooring, radiators and ceiling light point with access to the conservatory.

### CONSERVATORY

The conservatory comprises a stone floor with Velux and double glazed windows and UPVC doors opening onto the patio area, ceiling spotlights and a radiator.

### UTILITY ROOM

The utility room briefly comprises base mounted units with laminate worktops, space for a washer and dryer, laminate flooring, ceiling light point, double-glazed windows to the rear and access to the rear garden.

### DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, a floating basin sink, tiled flooring, ceilings spotlights, and a frosted window.

### BEDROOM ONE

Located on the first floor, the master bedroom boasts original wooden beam features, carpeted flooring, ceiling light point, radiator, integrated wardrobes and double-glazed windows to the front and rear.

### BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, fitted wardrobes, walk in storage, ceiling light point, radiator, and double-glazed windows to the front of the property.

### STUDY AREA

The study area is located on the first floor landing and briefly comprises a large Velux window, carpeted flooring, ceiling light point and radiator.

### BATHROOM

The bathroom briefly comprises a bath with overhead rainfall shower attachment, storage basin sink, low level WC, tiled walls and flooring, towel rail, ceiling spotlights and a frosted window to the rear.

### BEDROOM THREE

A third bedroom with original beam features briefly comprises carpeted flooring, fitted wardrobes, integrated storage, a radiator, ceiling light points and double-glazed windows to the front.

### SHOWER ROOM

A stunning shower room boasts a large walk-in shower cubicle, tiled walls and floor, heated towel rail, pedestal sink, low level WC, ceiling spotlights, and integrated storage.

### EXTERNAL

To the rear of the property is a decked seating area and large lawn with stunning views of the surrounding countryside.

The front of the property boasts a flagged patio seating area, mature shrubs and hedges, a garden shed and stone - built store, and gated access to the driveway.

### ADDITIONAL INFORMATION

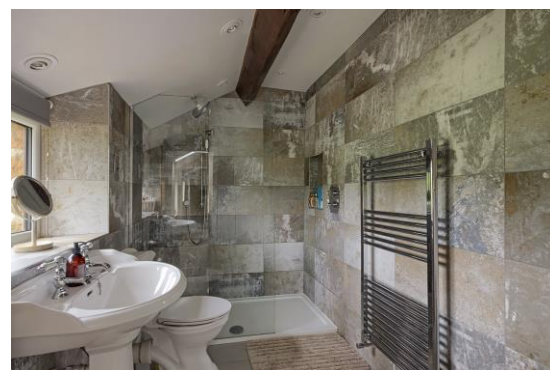
Tenure = Freehold

Council Tax Band = F

Septic tank and oil central heating

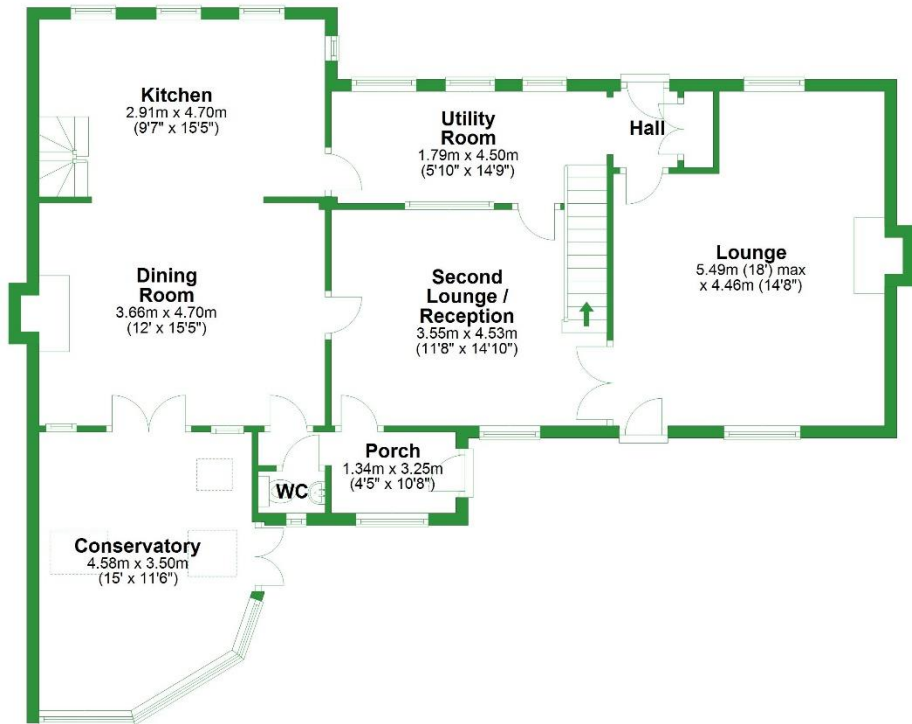
Additional parking is included for two/three vehicles close by

2.5 ACRES OF LAND AT THE REAR OF THE PROPERTY AVAILABLE VIA SEPARATE NEGOTIATION



### Ground Floor

Approx. 101.8 sq. metres (1096.2 sq. feet)



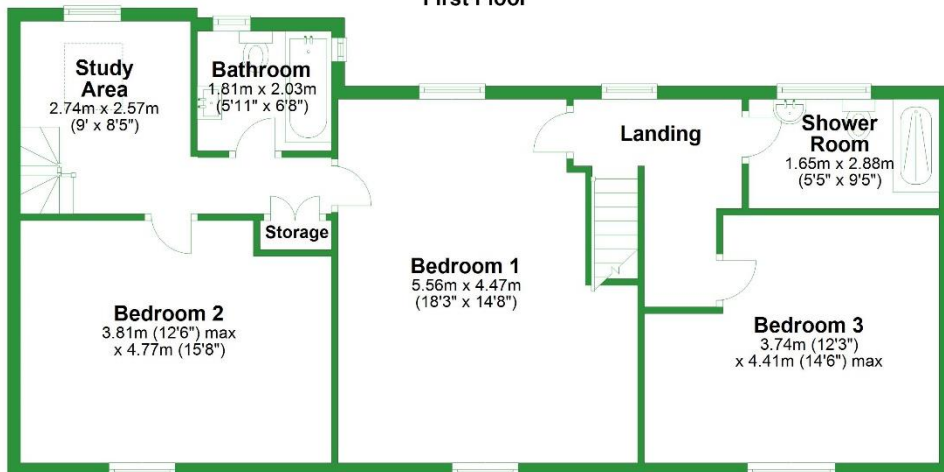
Total area: approx. 185.1 sq. metres (1992.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



### First Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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