



Derwent House | Barrowford Road | Colne

Price: £264,950





## DESCRIPTION

Derwent House is located in the picturesque greenbelt countryside of Barrowford overlooked by the famous Pendle Hill. This former Edwardian Grammar School offers 23 spacious and well appointed apartments that have been sympathetically restored to offer an elegant combination of time honoured craftsmanship and modern design.

Conceived and created by renowned local company, H R Developments, the apartments have been designed to complement the existing building and offer exceptional high standards of finish throughout. Unlike many developments of this nature, each apartment enjoys unusually generous proportions.

Apartment 21 is one of the larger apartments on the development and extends to approximately 1,397 sq ft.

Great consideration has also been given to privacy and peace of mind. The location offers a security-gated, video entry system with secure underground parking. Each allocated car parking space has an individual and safe storage area.

The apartment offers an effective and aesthetic

use of space and is carpeted throughout, with economical and ambient under-floor heating where it's needed most.

The apartment has been fitted with a stylish designer kitchen, Villeroy and Boch bathroom and en-suites. In these areas, natural light is complemented by discrete ceiling downlighters, helping to create just the right mood for relaxing and entertaining.

The kitchen is of carefully considered ergonomic design and well-organised practicality are the hallmarks of these stunning, German, designer kitchens with granite work surfaces with high quality, fully fitted units and integrated appliances.

The bathrooms have been installed with white Villeroy & Boch sanitary ware, quality, chrome Hansgrohe fittings and stylish designer wall-to-wall tiling.

The imposing grandeur of Derwent House has been beautifully translated to the generous living space offered by this stunning apartment. The clean lines and large windows provide an abundance of natural light.

Fully carpeted and finished with a high specification of fixtures and fittings therefore

providing the perfect environment for relaxing or entertaining.

The understated elegance and attention to detail to be found in the living spaces is equally evident in the expertly planned bedrooms. The contemporary design, quality of craftsmanship, high specification fixtures and fittings, demonstrate beautifully how every single aspect has been carefully considered. Without doubt, these simple, elegant spaces provide the perfect setting in which to relax and unwind.

Both double bedrooms have bespoke bedroom furniture.

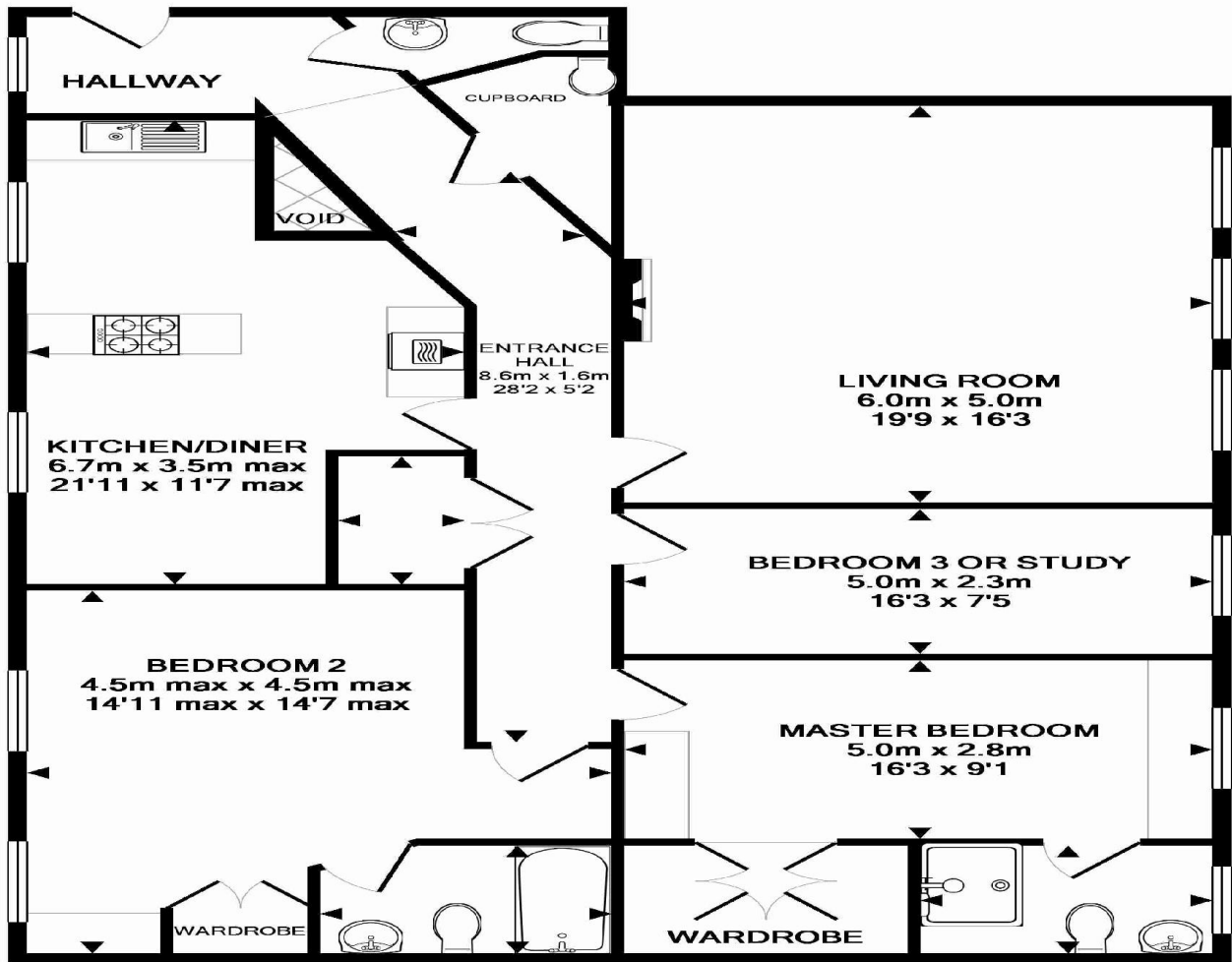
An internal inspection is absolutely imperative to fully appreciate this stunning apartment and a wealth of additional photographs can be viewed on our highly acclaimed website [www.petty.co.uk](http://www.petty.co.uk).

## VIEWING

Strictly by appointment through the agent's Colne office.

## POST CODE

BB8 9PN.



**TOTAL APPROX. FLOOR AREA 124.9 SQ.M. (1344 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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