



**Bracewell
Barnoldswick
Lancashire
BB18**

Offers in Excess of £740,000

bettermove

Bracewell Lane

Barnoldswick

Bettermove are proud to present this impressive seven-bedroom Edwardian country house, situated in the historic rural hamlet of Bracewell.

Originally built around 1908 as a mill owner's residence, this substantial detached country house occupies an elevated and exceptionally private position, surrounded by open farmland and countryside. The property is completely screened from the road by mature trees, while the elevated setting allows the house to enjoy far-reaching country views from almost every window.

The property benefits from double glazing, oil-fired heating, private water supplied via two boreholes, and a septic tank. Extensive private parking is available within the grounds, in addition to a six-car garage.

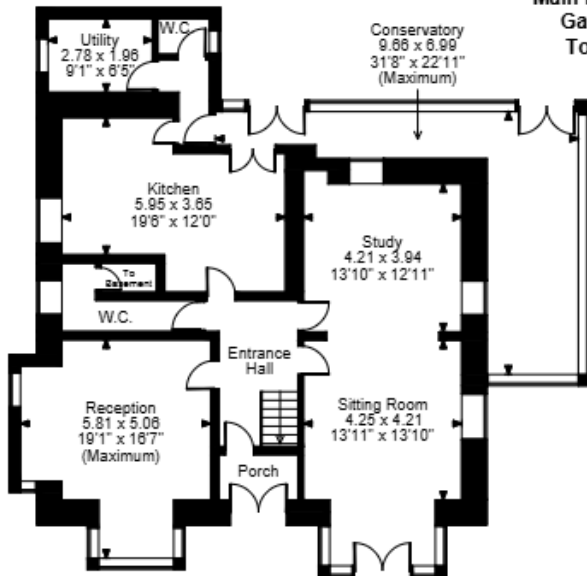
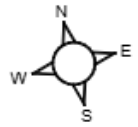
The accommodation retains a wealth of period character and features a welcoming reception hall with an impressive return staircase and large feature leaded window, continuing to the first-floor landing and onwards to the second floor. The ground floor comprises a spacious living room, formal dining room, with period style fireplace, library, fitted kitchen opening into a breakfast room, utility room, two WCs and a large conservatory extending along both the rear and side elevations. The first floor offers four bedrooms, with the master bedroom benefiting from a private en-suite, alongside the family bathroom, while a further three bedrooms are located on the second floor. The property further benefits from approximately 1.5 acres of private grounds, including two purpose-built log cabins, a croquet court and swimming pool, providing an exceptional setting for outdoor entertaining and enjoying the surrounding countryside.

Located on the borders of the Yorkshire Dales and Ribble Valley, the property enjoys a peaceful rural setting while being conveniently positioned for the sought-after towns of Barnoldswick, Skipton and Clitheroe. Barnoldswick offers a range of highly regarded primary schools, while the wider area is renowned for its excellent educational opportunities. The area provides access to schools in Skipton, including the prestigious Ermysted's Grammar School for boys and Skipton High School for girls, as well as highly regarded schools in Clitheroe, Whalley and the surrounding areas, including Stonyhurst College.

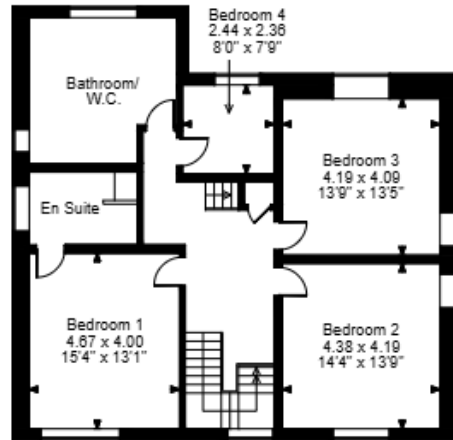
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



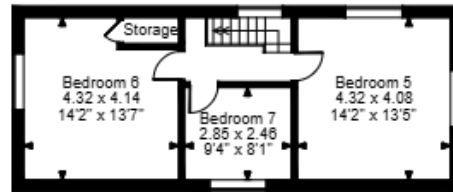
The Knoll, Gisburn Road, Barnoldswick
Approximate Gross Internal Area
Main House = 3308 Sq Ft/307 Sq M
Garage = 1058 Sq Ft/98 Sq M
Total = 4366 Sq Ft/405 Sq M



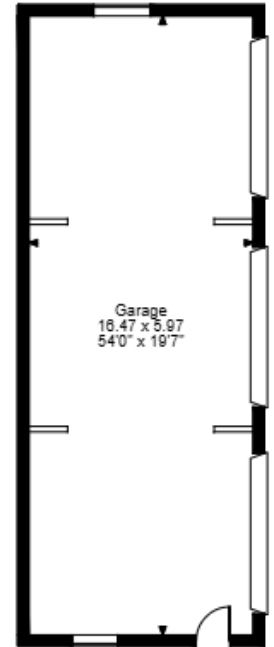
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	73
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	38	65
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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