



BRADYL HOUSE

BROCKHALL VILLAGE



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Brockhall Village, Langho



328 sq m

3534 sq ft



6 Doubles, 3 ensuite



4



Circa one acte



4



Double Detached



Off road parking for several



Condensing boiler with pressurised hot water



8 zone alarm system



a skilful blend
of contemporary
and classical





A LEVEL PLAYING FIELD

Bradyl House sits central
in a level plot of around
one acre of the beautiful
Ribble Valley.

The sweeping block paved
drive is accessed via
electric gates.

Parking is ample for several
vehicles and there is a
detached double garage.

LOCATION

The property lies to the north of Brockhall Village and is accessed via the manned security gates.



Public footpaths criss cross the area and valley walks run right from your front door.

Roe deer, foxes, badgers, owls and other birds make this a nature lovers haven.

HEART OF OAK

Oak staircases, oak doors, tiled floors and underfloor heating create a feeling of space and grandeur.

Natural daylight floods through the property, the inner hall being no exception.





2

LOUNGES

One at the front of the property and one at the rear.

Both with 'Dik Geurts' log burning stoves and CAT 5 data cabling.



 **Dik Geurts**
Creation of flames

GERMAN KITCHEN

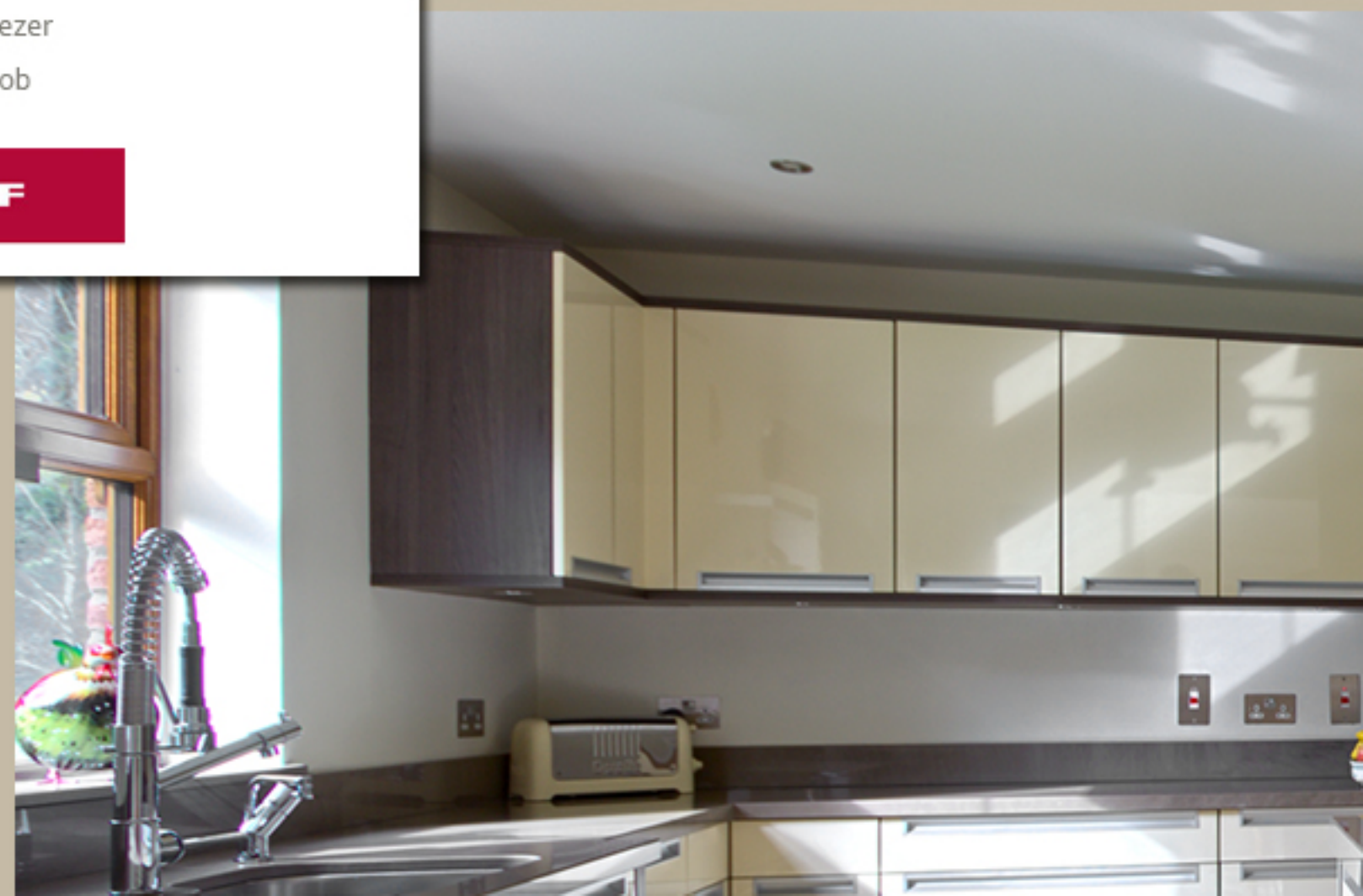
Cream units with built in appliances and tiled floor create a sophisticated yet easy to maintain breakfast kitchen.





Quality built in appliances include

steam oven
combi microwave oven
fan oven
dishwasher
tall fridge freezer
induction hob



DUAL ASPECT MASTER BEDROOM

5.52m x 4.39m

18ft x 14.5ft



MASTER ENSUITE BATHROOM




Villeroy & Boch
1748

LAPICIDA
THE STONE SPECIALIST

AXOR[®]
hansgrohe

Fully tiled in Lapicida brown and cream
Under floor heating
Stylish Villeroy & Boch 3 piece suite in white
All Axor fittings
Double power shower



B E D R O O M T W O
A generous double with fully tiled shower room.



FAMILY BATHROOM

4.37m x 2.26m (14'4" x 7'5")

Also on the first floor serving bedrooms 3 & 4
fully tiled with 3 piece suite plus corner shower



BEDROOMS 3 & 4

- # both on the first floor
- # both generous doubles
- # both with quality fitted robes





BEDROOM FIVE

Another generous double this time on the 2nd floor
built in furniture and fully tiled ensuite shower



BEDROOM SIX

Currently laid out as a lounge and on the 2nd floor



Level garden of around half an acre
Mainly lawn for ease of maintenance
Remote entrance gates
Sweeping block paved drive
Ample parking for several vehicles



DOUBLE DETACHED GARAGE

Remote door boarded loft storage full electrics

G E N E R A L I N F O R M A T I O N

Ribble Valley Council Tax Band G

Brockhall Village Service Charge £600 PA

FREEHOLD

Condensing Boiler with Pressurised Water Cylinder

Class 1 Chimney Flue suitable for gas od open fire

8 Zone Alarm System

Mains Smoke Detectors

Carbon Monoxide Detector

Central Vacuum System

Central Ventilation System

BOSE Lifestyle 48 Home Entertainment System

