



## 85 Whalley Road, Wilpshire

£795,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

WELCOME TO THIS EXCEPTIONAL FOUR DOUBLE BEDROOM DETACHED PROPERTY A true gem dating back to the 1800s, radiates character and charm at every turn. As you approach, a sweeping driveway welcomes you, leading to the rear of the property. Step inside to discover three inviting reception rooms offering versatile living spaces. The true heart of this home lies in the phenomenal kitchen diner, expertly designed by a renowned Kitchen Design Centre, featuring top of the range Neff appliances and stunning quartz work surfaces.

Endless natural light floods the interior, showcasing panoramic views from the rear that are simply breathtaking. A thoughtfully included WC and utility room add convenience to every-day living. Upstairs, four generously sized double bedrooms, all adorned with stylish fitted furnishings. The master bedroom boasts a luxurious en suite with double basins, complemented by a separate four-piece bathroom suite for added comfort. Additionally, a garage and separate building at the rear, which previously held planning permission. Nestled within a sprawling two-acre plot, this home is a rare find, combining history, elegance, and modern comfort.

Step outside to the expansive outdoor space. The meticulously landscaped grounds offer endless opportunities for outdoor enjoyment and relaxation. Whether hosting al fresco gatherings or simply unwinding in the peaceful surroundings, this property's outdoor space is a true sanctuary. The lush greenery, mature trees, and well-maintained gardens create a picturesque backdrop for all seasons, making it the perfect setting for creating memories with family and friends.



stones young

**Porch**

Tiled flooring, uPVC front door, wooden framed windows.

**Lounge**

Carpet flooring, ceiling coving, multi fuel stove, x2 double glazed uPVC windows, x2 panel radiators.

**Dining Room**

Carpet flooring, ceiling coving, wood burner, double glazed uPVC window, panel radiator.

**Hallway**

Carpet flooring, stairs to first floor, under stairs storage, panel radiator.

**Kitchen**

Karndean flooring with underfloor heating, fitted wall and base units with contrasting Quartz work surfaces, Neff induction hob, extractor fan, integrated Neff fridge and freezer, Siemens oven and micro combi, integrated Neff dishwasher, sink and drainer, Quooker hot water tap, under counter lights, loft storage, ceiling spot lights, central island with bar stools, space for sofas and dining table, x3 double glazed uPVC doors over looking stunning views.

**Wc**

Wood flooring, two piece in white composing of wc and basin with vanity drawers, tiled splash backs, built in storage, ceiling spot lights, double glazed uPVC window.

**Utility Room**

Flagged flooring, fitted wall and base units with contrasting work surfaces, ceramic sink cupboard housing boiler, space for fridge freezer, washing machine and tumble dryer, x2 double glazed uPVC windows and door, panel radiator.

**Office**

Carpet flooring, ceiling spot lights, double glazed uPVC windows, exposed stone wall, panel radiator.

**Landing**

Carpet flooring, loft access, double glazed wooden framed window.

**Bedroom 1**

Double bedroom with carpet flooring, fitted bedroom furnishings, ceiling spot lights, x2 double glazed uPVC windows, panel radiator.

**En Suite**

Tiled flooring with underfloor heating, four piece in white comprising of double basins with vanity drawers, mains fed shower enclosure, wc, tiled floor to ceiling, ceiling spot lights, x2 double glazed uPVC windows, towel radiator.

**Bedroom 2**

Double bedroom with carpet flooring, fitted bedroom furnishings, double glazed uPVC window, panel radiator.

**Bedroom 3**

Double bedroom with carpet flooring, fitted shelving and drawers, double glazed uPVC window, panel radiator.

**Bedroom 4**

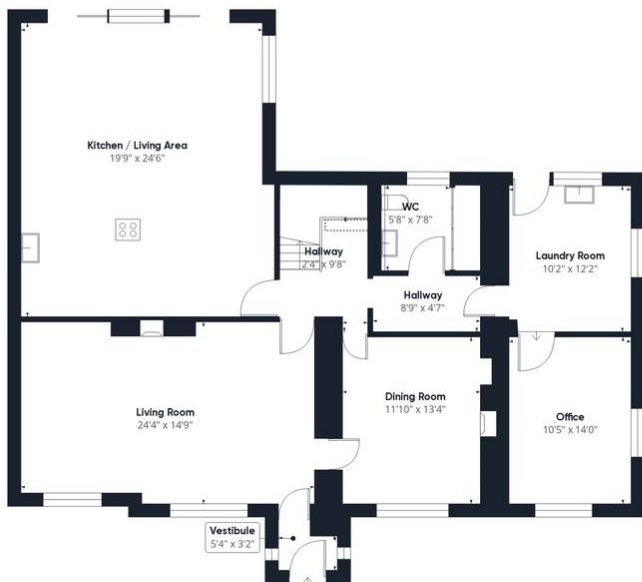
Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

**Bathroom**

Karndean flooring, four piece in white comprising of bath, basin, wc and mains fed shower, tiled splash backs, built in storage cupboards, ceiling spot lights, double glazed uPVC window, panel radiator.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
2942.34 ft<sup>2</sup>  
Reduced headroom  
27.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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