



'The Haythorns' Hoddlesden
Guide Price £580,000

HUNTERS[®]
EXCLUSIVE



'The Haythorns' Hoddlesden

Guide Price £580,000

OUTSTANDING DETACHED HOME - 4 BEDROOMS - 3 SITTING ROOMS - SEMI RURAL - BUILT OVER 4 FLOORS - WOW FACTOR

Built over 2200 sq ft of living space the luxury accommodation suits family life down to a T. It comprises; entrance porch, open plan shaker style dining kitchen leading through to an extended living room with log burning fire. The heart beat of the home has lush views from every window with the reservoir in the back drop. From the kitchen there are double doors giving access to a drawing room, utility room & WC. The inner hall has a small stairway which leads to an additional lounge. The first floor gives access to three double bedrooms and a three piece family bathroom. As you move up another level you come to the master bedroom. A stand out room with bespoke dressing area and a quality en-suite shower room. Again the views from each window are exquisite. As you move up each floor you are flooded with natural light from the cleverly positioned Velux windows showing off the bespoke crafted balustrade. Externally there is no expense spared. The sellers have kept a large proportion of the garden space useable 365 days of the year, with artificial turf and printed concrete, great for dogs and children to be let loose. Not stopping there the garden has a bespoke external stairway leading up to a glazed sun terrace which sits above the extended lounge. Finished in composite decking or artificial turf depending on what suits your fancy, this is a master stroke from the sellers.

Hoddlesden is a rural village which has access to shops, local pub/restaurant and an Ofsted outstanding primary school. The property overlooks Hoddlesden Reservoir nature reserve surrounded by mature woodland with newly surfaced paths and walk bridges, great for weekend walks.

OUR THOUGHTS - 'Simply magnificent. If you want luxury living in a rural setting then this is it'





Porch
3'8" x 3'11"

Dining Kitchen
20'1" x 12'7"

Lounge
16'7" x 12'9"

Drawing Room
16'1" x 9'0"

Utility/WC
8'0" x 5'2"

Inner Hall
11'9" x 5'8"

2nd Lounge
13'2" x 11'8"

Landing Area
16'4" x 5'8"

Bedroom Two
12'9" x 10'5"



Bedroom Three
12'7" x 9'1"

Bedroom Four
13'1" x 8'9"

Bathroom
9'1" x 5'9"

Bedroom One (Top floor)
13'5" x 13'0"

Walk In Dressing Area
10'4" x 12'2"

En-Suite
7'5" x 5'7"

Garage
17'3" x 12'10"

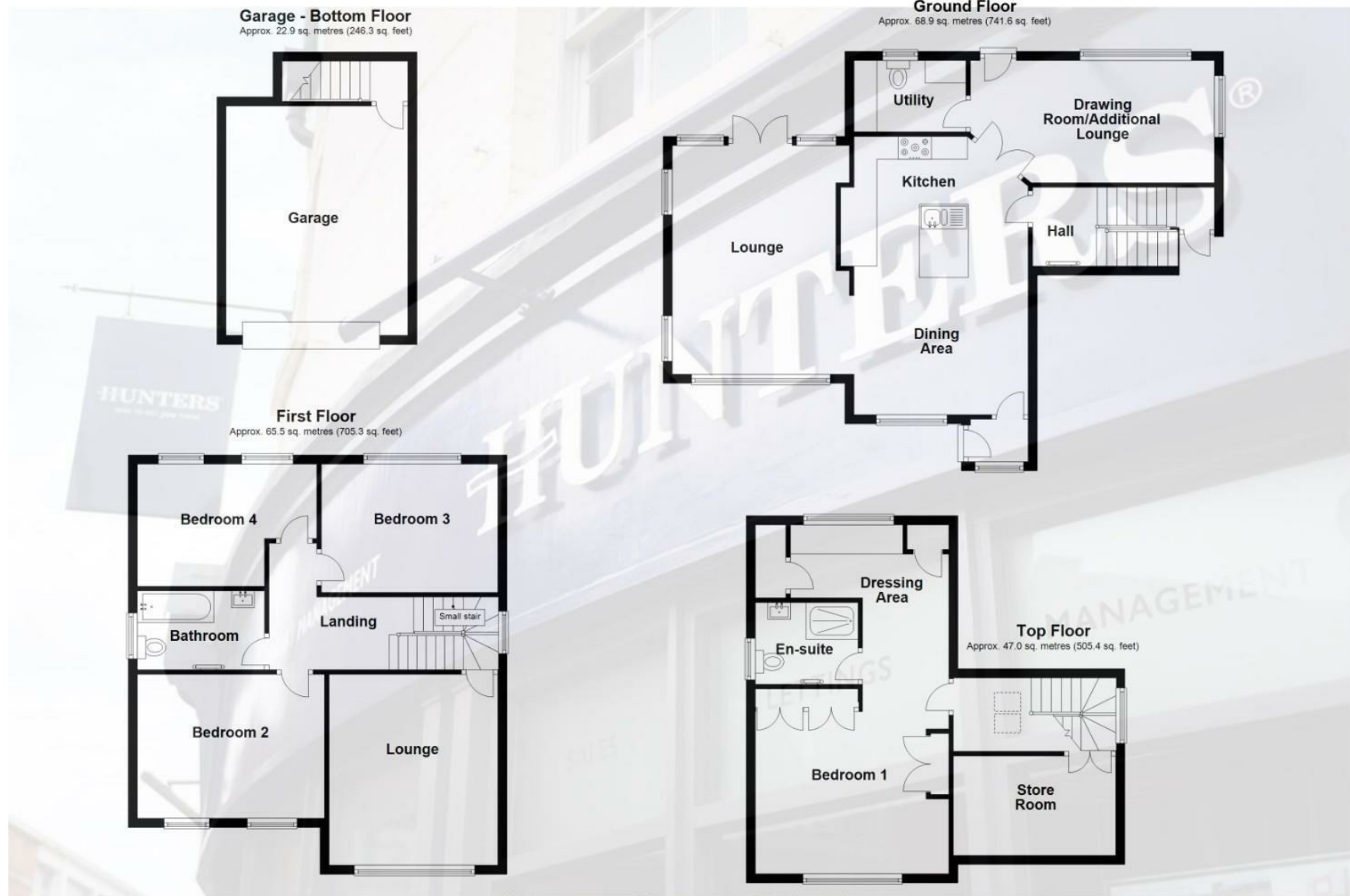




DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS[®]
EXCLUSIVE



Total area: approx. 204.3 sq. metres (2198.6 sq. feet)

This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01254 706471 | Website: www.hunters.com



HUNTERS[®]
EXCLUSIVE