

DESCRIPTION

Presenting a remarkable opportunity to reside in a luxury ground floor apartment, nestled within the picturesque landscape of Cliviger.

This prestigious residence exudes charm and character, showcasing a plethora of original features such as exposed stone walls and mullion windows, set against a backdrop of panoramic countryside vistas and views over Cliviger gorge. This exquisite residence boasts two spacious bedrooms and two well-appointed bathrooms, offering ample space for relaxation.

The heart of the apartment is the open-plan living and kitchen area, a harmonious fusion of functionality and style. The modern kitchen is equipped with integrated appliances, ready to cater to all your culinary needs. The living area, bathed in natural light, provides a welcoming space for you to unwind and entertain.

Adding to the apartment's charm is the underfloor heating system, ensuring a cosy and comfortable feel underfoot. Complementing this feature are strategically positioned infrared heaters, adding to the overall ambiance.

Located on the outskirts of Cliviger, the apartment offers an idyllic setting surrounded by picturesque countryside. This unique location allows residents to enjoy the serenity of rural living while still being within easy reach of local amenities.

Schedule your personal viewing to uncover the full extent of its splendour.





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Entrance hallway - Main entrance

The apartment is accessed through the communal entrance hallway, which serves as the building's main entrance leading directly to the apartment's front door.

Entrance hallway - apartment

The interior boasts stone flooring paired with decorative paneling, the space exudes a timeless charm, further accentuated by the presence of attractive light oak doors. Modern conveniences include an intercom facility for added security and spotlights adorning the ceiling, illuminating the living space with a warm and inviting glow.

Open plan kitchen / living room 28'11 x 20'1

In the living room, plush fitted carpeting offers both comfort and style, while spotlights and recessed lighting illuminate the space. Elegant ceiling coving adds a touch of sophistication, complemented by zoned electric underfloor heating for optimal comfort. Stone mullioned windows create a picturesque focal point with views over Cliviger gorge, while a combination of wall and base units with complementary work surfaces provide ample storage and preparation space in the kitchen area. The kitchen has tile flooring and features two integrated ovens, one of which doubles as a combi oven with a microwave. An integrated fridge freezer, dishwasher, washing machine and bin are all included for your convenience. Additionally an induction hob with overhead extractor point and there is ample space available for a clothes dryer.

Bedroom one 18'2 x 9'8

The room features fitted carpeting for comfort and warmth, integral wardrobe storage and accompanied by dual aspect views with windows having adjustable shutters. Led spotlights to the ceiling, while an infrared heater mounted on the ceiling ensures cosy temperatures throughout the space it also features underfloor heating in this room.

En-suite 10'4 x 4'3

The bathroom showcases tiled flooring and walls for a sleek and easy-to-maintain aesthetic and infrared heater to the ceiling. A modern sink with a chrome mixer tap provides both functionality and style. Spotlights illuminate the space and other features include a push-button WC for convenience, an illuminated mirror for added practicality, and a shower cubicle equipped with a chrome mains-fed shower.

Bedroom two 11'5 x 10'11

The room is appointed with fitted carpeting, offering comfort underfoot and also underfloor heating. Spotlights to the ceiling, window, complete with shutters, offers views of the rear aspect, bringing in natural light and privacy options. Furthermore, an infrared heater installed on the ceiling guarantees consistent warmth throughout the area. This room also offers convenient access to the rear door of the apartment, along with adjoining space suitable for use as a dedicated storage area that has an infrared heating panel.

En-suite 9'1 x 5'3

The bathroom presents a contemporary ambiance with tiled flooring and walls. A sleek sink, paired with a chrome mixer tap, adds a touch of sophistication. Spotlights provide ample illumination, highlighting the space's elegance. Additional amenities include infra-red heater, a convenient flush handle WC and a shower cubicle fitted with a chrome mains-fed shower.

External

A secluded driveway meanders from Burnley Road, guiding you through lush lawns bordered by charming hedges to reach the property's entrance. Accessible from the front or side, a private car park awaits, boasting two designated parking spaces. Lighting illuminates the perimeter, ensuring safety and security, while paved walkways bordered by low stone walls lead the way. An elevated patio provides an ideal escape, ideal for outdoor leisure amidst the serene natural setting. Accessible via the apartments rear door and with an oak canopy, it seamlessly integrates indoor and outdoor spaces.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'D'

999 Years from 01/01/2015 - The management fee is £100 per month which includes buildings insurance, common parts electricity and gardening.

Parking - Two allocated Parking bays recorded by the land registry

Rights and easements – The access road road to the property is subject of an easement over neighbouring land.

Restrictions – The lease has a restriction prohibiting animals.

Building safety – The property was re built in 2015/16. There is a building regulation approval certificate. There are no visible risks.

Accessibility/Adaptations – Wheelchair access via the front and all living areas on the ground floor.

Utility supply - Electric and water.

Coastal erosion risk - None

Planning permission – This property has Planning Permission and Listed Building Consent

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

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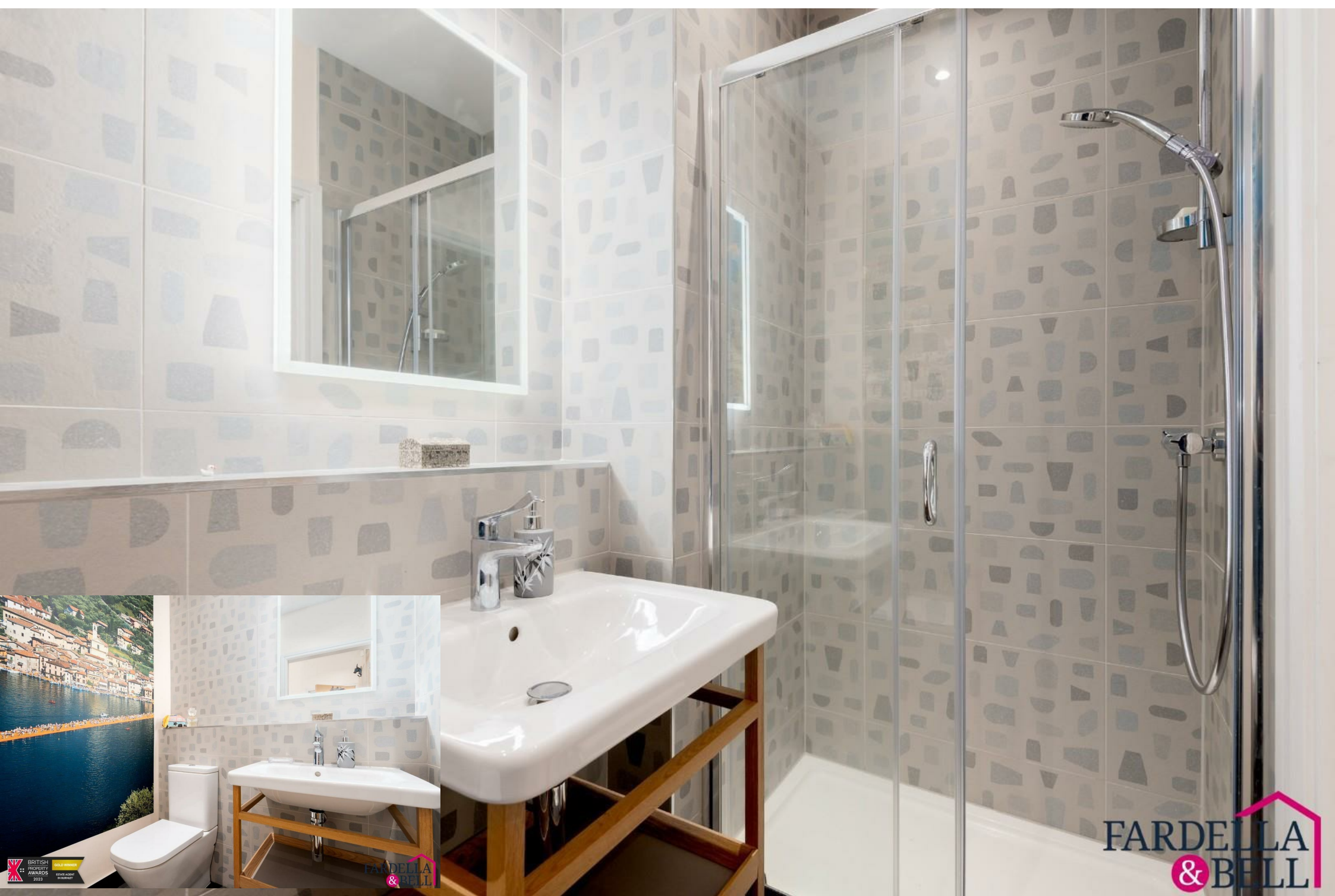
Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

For the latest upcoming properties make sure you follow our socials on instagram @fardella_bell_estate_agents and facebook @fardella & bell estate agents

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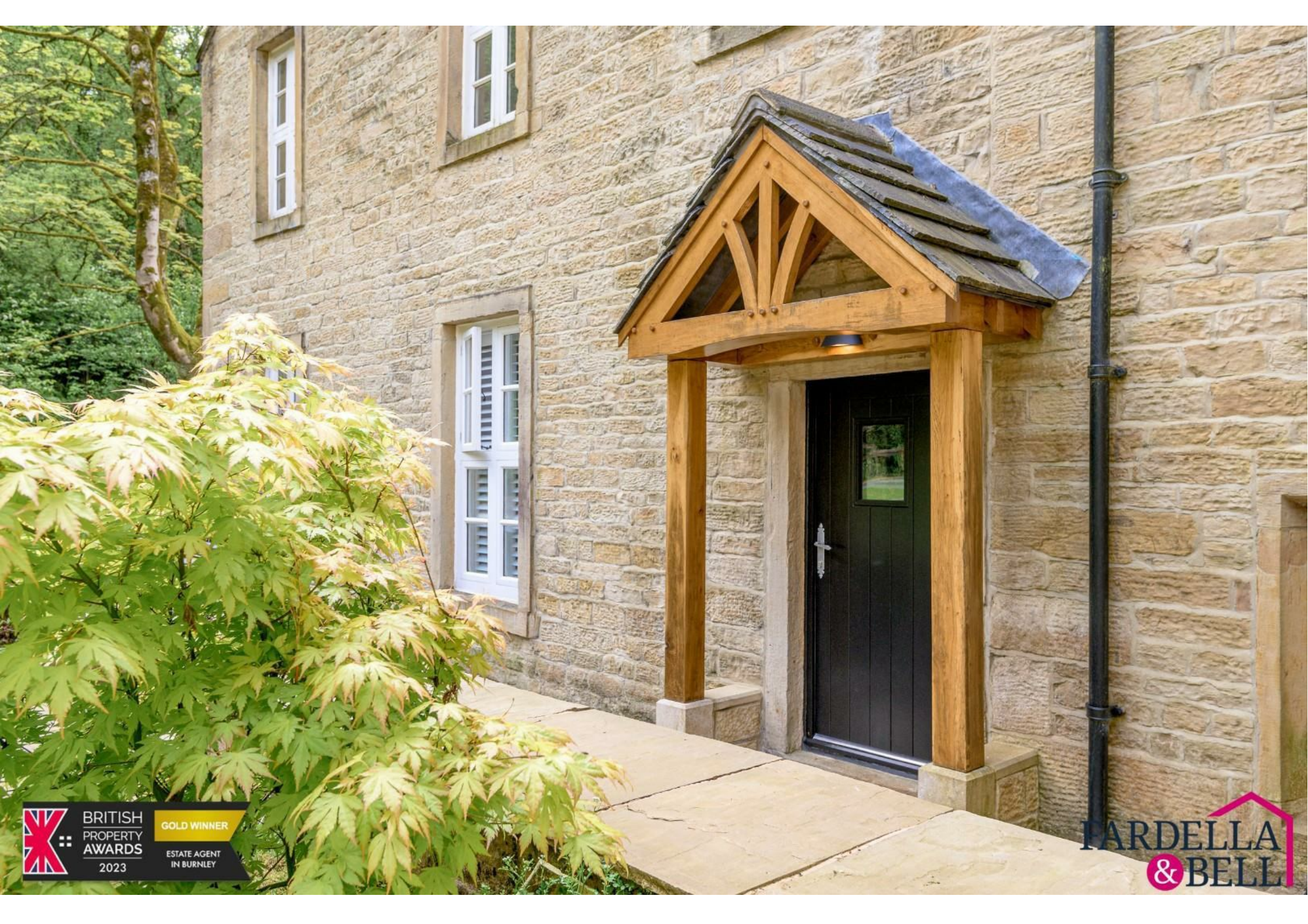
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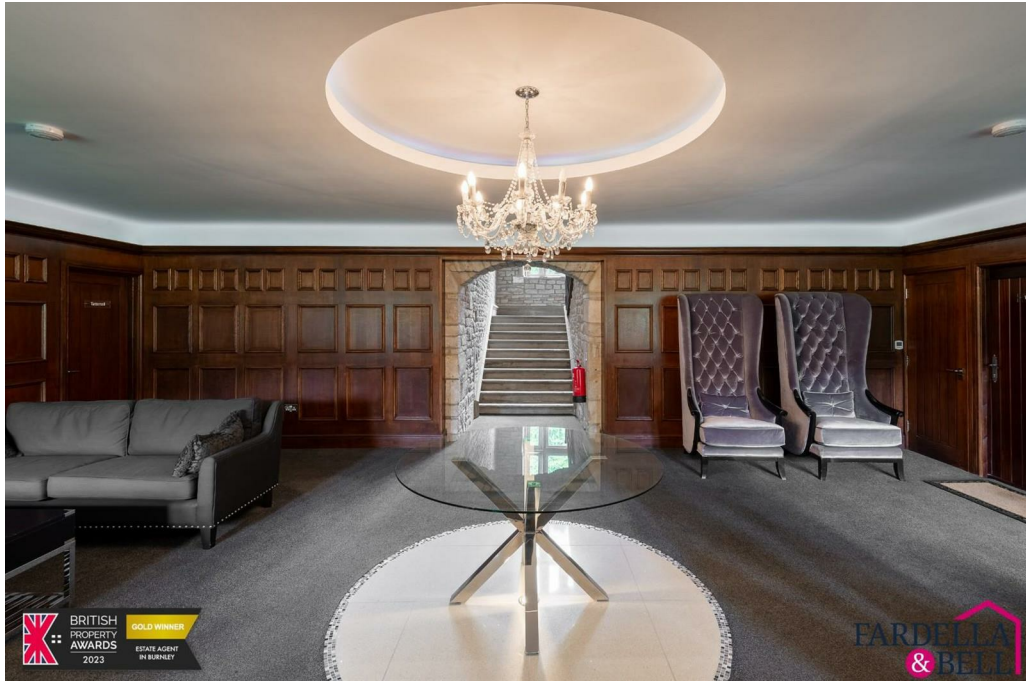
Ground Floor



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

1 Holme Hall



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