

Well House, Grindleton

£850,000 Freehold

**** OUTSTANDING 4 BEDROOM EXTENDED DETACHED HOME IN HIGHLY DESIRABLE VILLAGE OFFERING A REMARKABLE LIVING EXPERIENCE AND 360 DEGREE COUNTRYSIDE VIEWS **** Set within beautiful wrap around established gardens with outdoor heated swimming pool and detached multi-car garage with inspection pit. This charming period home will suit a variety of purchasers including families and those looking to seamlessly absorb themselves into a village lifestyle with its idyllic location with both primary and secondary schools, a children's play area and pub all within walking distance.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Nestled in the heart of the countryside within the beautiful Ribble Valley village of Grindleton, this outstanding extended period stone-built detached home offers a truly remarkable living experience. The property boasts a charming interior with a modern open-plan design that seamlessly blends with the stunning 360-degree countryside views visible from every vantage point set within the well-established mature wrap-around lawned gardens and patios. From the delightful stone-built orangery extension to the spacious family bathroom and shower room, every detail of this 4-bedroom detached house exudes elegance and comfort. The versatile attic rooms, perfect for children or study rooms, provide ample storage space, while the light-filled reception areas create a welcoming ambience for both relaxation and entertainment.

Outside, the expansive driveway and courtyard lead to the multi-car garage, a former detached barn with an inspection pit, 3-phase electric and a potting shed. The bespoke heated swimming pool with an electric safety cover is complemented by a stone archway housing a log store and boiler plant room, emphasising luxurious outdoor living. The beautifully landscaped gardens showcase fruit trees, vegetable patches, stone-flagged patios, and mature tree borders, creating a serene oasis perfect for outdoor gatherings or peaceful retreats. With uninterrupted views over the fields, the summer house and deluxe changing cabin, complete with an infra-red sauna and 3-piece suite, offer a private and luxurious escape. This remarkable property seamlessly combines modern comforts with natural beauty, providing an unparalleled lifestyle opportunity for its new owners.

Well House is positioned in a fabulous picturesque spot in an area of outstanding countryside with fabulous walks from the doorstep and within easy reach of Clitheroe and in the Forest of Bowland AONB, both offering an array of local amenities. It will suit a variety of purchasers including families, and those looking to enjoy a village lifestyle with its idyllic location and several, excellent private and state schools in the area, a children's play area and village country pub all within walking distance.



Utility Room

Range of fitted wall and base wooden units with contrasting work surfaces, large stainless steel sink, plumbed for washing machine, vinyl flooring, heated towel rail, double glazed window, door to rear patio and garden.

Cloak Room

w.c. and sink, panelled radiator, double glazed window.

Kitchen Area

Range of fitted wall and base cherry wood units with contrasting work surfaces, two stainless steel sink with drainer, dishwasher, integral fridge, integral double oven with grill, integral microwave, vinyl flooring, two double glazed windows.

Dining Area

Elevated seating area with carpet flooring, stairs to first floor, double glazed window, panelled radiator.

Office

Carpet flooring, three uPVC double glazed windows

Lounge

Carpet flooring, multi fuel stove with stone hearth and surround, five double glazed windows.

Orangery

Recently added orangery with open aspect views from the picture windows and dome lantern skylight. Vinyl flooring, fitted seating and storage, twelve double glazed windows, double glazed French doors to garden.

Bedroom One

Carpet flooring, fitted wardrobes, two panelled radiators, four double glazed windows.

Bedroom Two

Carpet flooring, panelled radiator, three glazed windows.

Bedroom Three

Carpet flooring, panelled radiator, two double glazed windows.

Bedroom Four

Carpet flooring, storage cupboard, panelled radiator, double glazed window.

Bathroom

Four piece suite with large Jacuzzi bath, walk-in shower, sink and w.c., panelled radiator, vinyl flooring, two glazed windows.

Shower Room

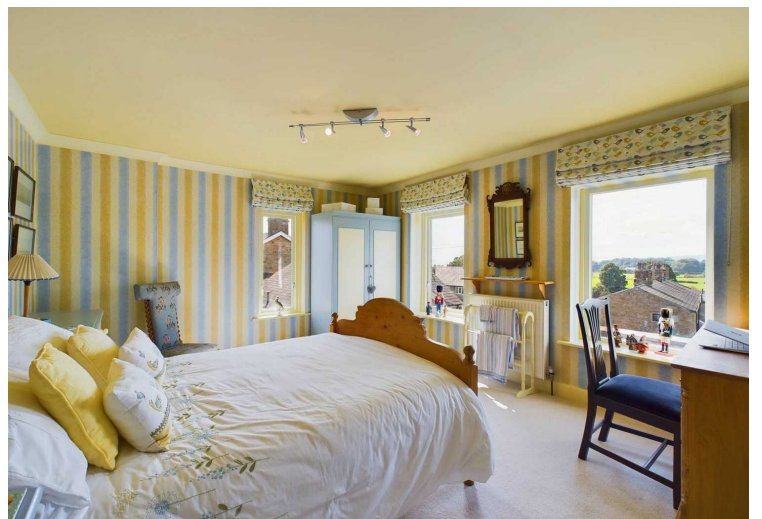
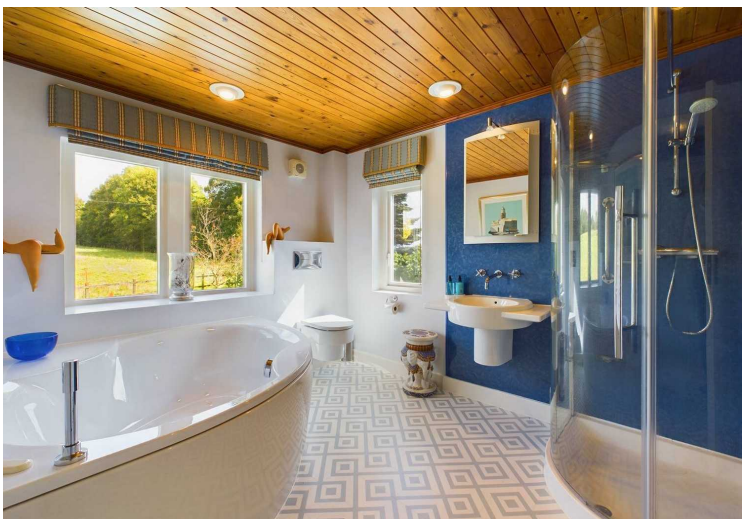
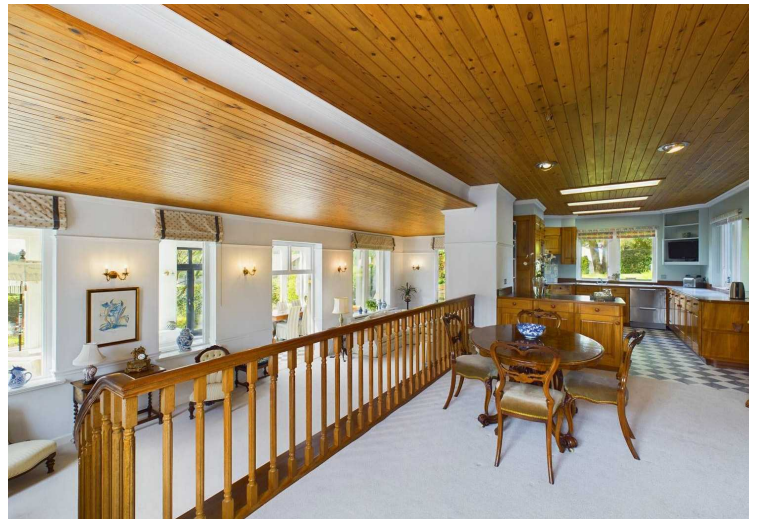
3-pce white suite comprising shower enclosure, sink, w.c, panelled radiator, vinyl flooring, two double glazed windows.

Attic Landing**Attic Room One**

Carpet flooring, panelled radiator under eaves storage, three Velux windows.

Attic Room Two

Carpet flooring, storage cupboard and walk in cupboard, velux window



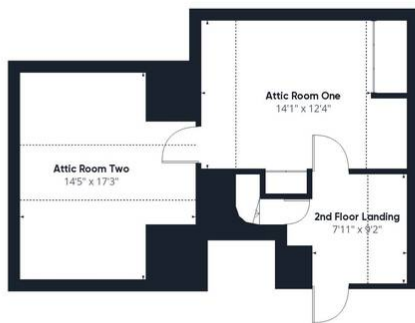




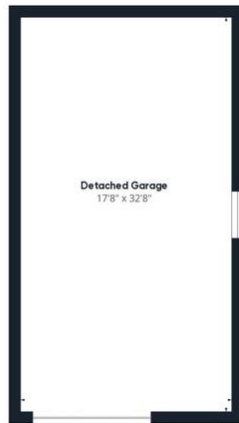
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
3507.1 ft²
Reduced headroom
260.7 ft²

(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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