



4 Clough Cottages, 8 Whalley Road

£350,000 Freehold

A true gem in the heart of the idyllic village of Hurst Green with outstanding views, this beautiful stonebuilt two double bedroom mid-terraced cottage offers a contemporary high specification living experience within a small gated development, with beautiful south facing gardens, patios and private parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



A true gem in the heart of the idyllic village of Hurst Green, this beautiful stonebuilt two-bedroom mid-terraced cottage offers a contemporary high specification living experience within a small gated development. Boasting part of the quality conversion of the former Eagle & Child pub, this home exudes charm and character, perfectly blending modern comforts with historical allure. The property comprises two double bedrooms on the first floor, including a luxurious deluxe modern shower room with underfloor heating, ideal for those seeking a serene retreat. The superb lounge exudes warmth, while the light filled stunning open plan dining kitchen is a culinary delight, showcasing luxurious fittings and finishes with bi-folding doors leading out to the terrace with impressive elevated views. Situated in a central position within the sought-after village and with close proximity to the prestigious Stonyhurst College, the property offers easy access to nearby amenities in the village of Whalley and Clitheroe town, ensuring convenience and connectivity for residents.

Step outside and discover the enchanting space that accompanies this property. Through the private electric gates, a world of tranquillity awaits, with terraced gardens and parking areas providing a peaceful haven

for relaxation. The tarmac shared access leads to a communal rear garden area, where lush lawns and laurel hedges create a serene backdrop for outdoor gatherings. Enjoy the luxury of two private allocated parking spaces, one of which is nestled within the communal car port area, complete with a free standing storage unit featuring power and lighting for added convenience. The private tiered terraced garden is a masterpiece in design, boasting Italian ceramic tiles, plum slate, and laurel garden borders. The upper patio offers unobstructed panoramic views across the valley, a perfect setting for enjoying the beauty of the outdoors in style. With a contemporary glazed balustrade, and canopy, ceramic central staircase, and a boundary wall ensuring privacy, this outdoor space is a true oasis within a picturesque setting. An early internal inspection is highly recommended.



Entrance

Engineered wood external front door leading into lounge.

Lounge

Excellent spacious living area with LVT wood style flooring, decorative panelled wall, TV point, low energy electric radiator, recessed LED spotlighting, feature engineered wood sash style window with co-ordinating plantation style shutters.

Inner Hallway

Internal Hallway with high quality italian tiled ceramic flooring, low energy electric radiator, built in storage cupboard also housing plumbing for washing machine and also houses advanced coaxial and CAT 6 infrastructure for Ariel satellite/sky with internal/network, recessed LED spotlighting, staircase leading to first floor with contemporary glazed panelling and hand rails.

Open Plan Living Dining Kitchen

Stunning light filled open living area with a beautiful contemporary fitted kitchen with a range of stylish wall, base and drawer units with co-ordinating quartz worktops and solid wood worktops, under unit LED spotlighting, an array of integrated Neff appliances including microwave oven, electric oven and grill, induction hob, built in extractor fan, dishwasher and fridge freezer, single stainless steel sink unit with mixer tap with integral quartz drainer, italian tiled flooring and recessed spotlighting, open to living dining area: with low energy electric radiator, italian tiled flooring, TV point, bi-folding doors leading out to private elevated balcony with glass canopy enjoying outstanding panoramic views across adjoining countryside and valley beyond.

Landing

Glazed balustrade, loft access, recessed LED spotlighting.

Bedroom One

Modern fitted wardrobes, carpet flooring, recessed spotlighting, engineered wood sash style window with feature plantation style shutters, low energy electric radiator, wall light points, TV point.

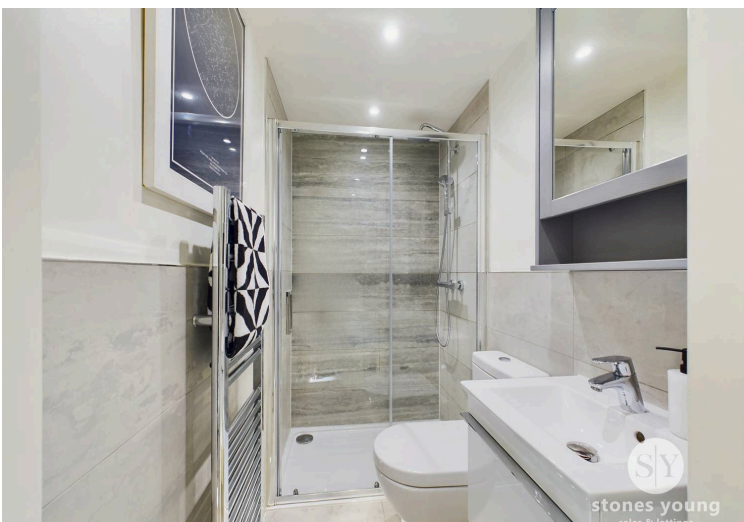
Bedroom Two

Carpet flooring, feature ceiling beam and recessed spotlights, low energy electric radiator, engineered wood window with feature plantation shutters and fantastic elevated rear views, TV point.

Shower Room

Contemporary luxurious 3-pce white suite comprising shower enclosure with thermostatic shower and additional hand held shower, low level w.c., wall hung basin and drawer vanity unit with mixer tap, italian tiled flooring with under floor heating, shaver point, recessed spotlighting, chrome ladder style electric radiator, part tiled flooring, extractor fan., low level night spotlighting.

- Beautiful Stonebuilt Cottage On Small Gated Development
- Contemporary High Specification internal Accommodation
- Private Terraced Gardens With Enviaable Valley Views
- 2 Double Bedrooms, Deluxe Modern Shower Room
- Superb Lounge & Stunning Luxurious Open Plan Dining Kitchen
- Central Position Within Sought-After Village
- Electric Gates, Communal Gardens, Private Parking & Car Port
- Close Proximity To Prestigious Stonyhurst College & Local Schools



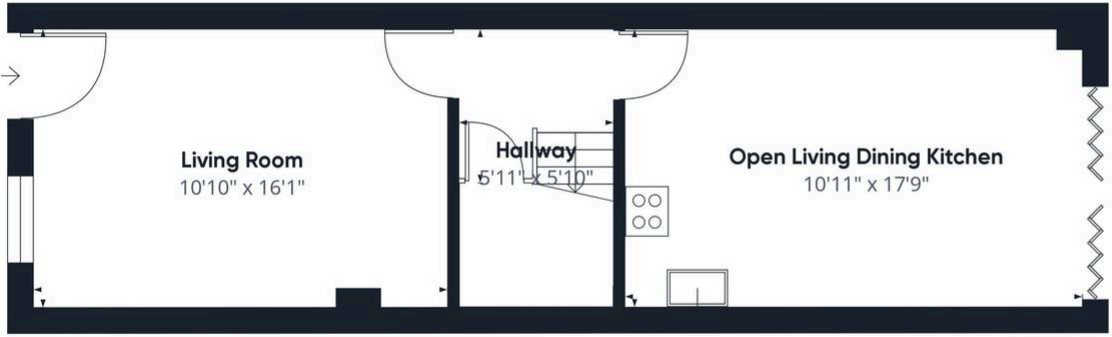


Approximate total area⁽¹⁾
733.55 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 0



Floor 1